



**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS**

STATEMENT OF PROCEEDINGS

***THE MINUTES OF THE LAND USE LEGISLATIVE SESSION
OF THE BOARD OF SUPERVISORS***

March 12, 2025

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS
REGULAR MEETING

TUESDAY, MARCH 11, 2025, 9:00 AM AND WEDNESDAY, MARCH 12, 2025, 9:00 AM
COUNTY ADMINISTRATION CENTER,
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

LAND USE LEGISLATIVE SESSION
WEDNESDAY, MARCH 12, 2025, 9:00 AM

Order of Business

- A. Roll Call to Reconvene from Tuesday, March 11, 2025.

REGULAR SESSION: Meeting was called to order at 9:05 a.m.

PRESENT: Supervisors Terra Lawson-Remer, Vice-Chair; Joel Anderson; Monica Montgomery Steppe; Jim Desmond; also, Ryan Sharp, Assistant Clerk of the Board of Supervisors.

ABSENT: (District 1 Seat Vacant)

- 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.

Board of Supervisors' Agenda Items

- | Agenda # | Subject |
|-----------------|---|
| 1. | SECOND CONSIDERATION AND ADOPTION OF AN ORDINANCE:
ADOPT THE VALLEY CENTER ROAD CORRIDOR CONCEPT PLAN AND
ADOPT THE ACCOMPANYING ORDINANCE AND RELATED CEQA
ADDENDUM ([FEBRUARY 26, 2025] - FIRST READING; [MARCH 12, 2025] -
SECOND READING UNLESS ORDINANCE IS MODIFIED ON SECOND
READING) |
| 2. | LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY
FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL
CRISIS AND RELATED CEQA EXEMPTION |
| 3. | GENERAL SERVICES - ADOPTION OF RESOLUTION FOR
ANNEXATION INTO THE SAN DIEGO COUNTY SANITATION DISTRICT
FOR THE TROY STREET SLEEPING CABINS SITE AND RELATED
CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION
(THIS ITEM RELATES TO SANITATION DISTRICT ITEM SA01) |
| 4. | NON-AGENDA PUBLIC COMMUNICATION |

- 1. SUBJECT: SECOND CONSIDERATION AND ADOPTION OF AN ORDINANCE: ADOPT THE VALLEY CENTER ROAD CORRIDOR CONCEPT PLAN AND ADOPT THE ACCOMPANYING ORDINANCE AND RELATED CEQA ADDENDUM ([FEBRUARY 26, 2025] - FIRST READING; [MARCH 12, 2025] - SECOND READING UNLESS ORDINANCE IS MODIFIED ON SECOND READING) (DISTRICT: 5)**

OVERVIEW

On February 26, 2025 (03), the Board of Supervisors took action to further consider and adopt the Ordinance on March 12, 2025.

This is a request for the County of San Diego (County) Board of Supervisors (Board) to adopt the Valley Center Road Corridor Concept Plan (VCRCCP) and adopt an accompanying Ordinance to integrate the VCRCCP into the County Code of Regulatory Ordinances to apply specific requirements for a portion of Valley Center Road. The Ordinance will be introduced on February 26, 2025, and, if approved, it will be scheduled for adoption on March 12, 2025.

The VCRCCP was developed to improve safety and traffic flow considering all road user types- drivers, cyclist, pedestrians, and others- in North and South Villages of Valley Center. The proposed VCRCCP is the result of analysis, public outreach, and engagement with community members and public safety professionals. Together, participants worked to create solutions to recurring issues along the corridor, such as excessive speeding and collisions, to develop a comprehensive plan that reflects more of a village atmosphere (calmed traffic, more pedestrian oriented, aesthetic values) as envisioned in the County General Plan and the Valley Center Community Plan.

The proposed VCRCCP represents a modified corridor plan developed to reflect the middle ground amidst widely varying viewpoints within the community and is consistent with the Valley Center Community Planning Group (CPG) recommendations. This addresses key traffic safety issues along the corridor including a roundabout at the Miller Road/Valley Center Road intersection, traffic signals at the Sunday Drive and Old Road intersections, and other bicycle, pedestrian, and safety improvements including, but not limited to, a new controlled pedestrian crossing, bicycle facilities, and sidewalks.

The geographic scope of the VCRCCP covers approximately 2.5 miles of the road corridor and corresponding right-of-way, from the Woods Valley Road intersection in the south, to the Cole Grade Road intersection in the north. Valley Center's Villages are focus areas for planning new development and infrastructure improvements, including transportation network improvements, and providing active transportation opportunities.

The proposed VCRCCP would be implemented through a combination of grant funding, private funding from new private development (through required conditions with discretionary permit approvals and other applicable projects), and through publicly initiated Capital Improvement Program (CIP) projects, when other funding becomes available. Funding is not being requested to implement the plan at this time; however, adoption of the plan will facilitate opportunities to secure grant funding for implementation and will allow Planning & Development Services (PDS) and the Department of Public Works (DPW) to require private development along the corridor to implement improvements consistent with the plan.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Consider and adopt the Valley Center Road Corridor Concept Plan (Attachment A, on file with the Clerk of the Board)
2. Consider and adopt the following Ordinance (second reading) entitled:
AN ORDINANCE AMENDING SECTION 81.102(gg) OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES TO INCLUDE THE VALLEY CENTER ROAD CORRIDOR CONCEPT PLAN (Clean Copy) (Attachment C, on file with the Clerk of the Board).

EQUITY IMPACT STATEMENT

In addition to prioritizing traffic safety improvements for drivers, the Valley Center Road Corridor Concept Plan addresses several active transportation safety improvements for Valley Center residents and visitors who do not have cars or prefer to use other modes of transportation when deemed safe, such as walking and bicycling. The County's 2022 Local Road Safety Plan includes ranked priority intersections for safety improvements based on collision rate, collision severity, and Healthy Places Index data. Two intersections within the project's geographic scope are within the top 12 intersections ranked.

SUSTAINABILITY IMPACT STATEMENT

In line with Sustainability Goal 3, the Valley Center Road Corridor Concept Plan (VCRCCP) includes several components that would be anticipated to reduce vehicle trips and greenhouse gas emissions and improve air quality, including improved bicycle and pedestrian facilities and a roundabout. The VCRCCP development process involved engaging the community in a variety of meaningful ways, in accordance with County Sustainability Goal 1. Safety improvements were a main focus of the VCRCCP, addressing County Sustainability Goal 4, to protect the health and wellbeing of everyone in the region.

FISCAL IMPACT

There is no current fiscal impact associated with adopting the Valley Center Road Corridor Concept Plan (VCRCCP) and accompanying Ordinance to integrate the VCRCCP into the County Code of Regulatory Ordinances. The VCRCCP is a long-term plan for the corridor that would be implemented through a combination of grant funding, applying conditions (requirements) associated with applicable permit approvals for privately initiated development, and through publicly initiated Capital Improvements Program (CIP) projects when funding is available. There will be no change in net General Fund cost and no additional staff years associated with today's recommended action.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent, and adopted Ordinance 10935 (N.S.) entitled: AN ORDINANCE AMENDING SECTION 81.102(gg) OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES TO INCLUDE THE VALLEY CENTER ROAD CORRIDOR CONCEPT PLAN.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond
ABSENT: (District 1 Seat Vacant)

2. **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 (09), December 11, 2024 (01), and January 29, 2025 (2) 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.

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

3. **SUBJECT: GENERAL SERVICES - ADOPTION OF RESOLUTION FOR ANNEXATION INTO THE SAN DIEGO COUNTY SANITATION DISTRICT FOR THE TROY STREET SLEEPING CABINS SITE AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION (DISTRICT: 4)**

OVERVIEW

On July 16, 2024 (21), the San Diego County Board of Supervisors (Board) approved the Troy Street Sleeping Cabins Site (Site), part of the Compassionate Emergency Solutions and Pathways

to Housing (CESPH) project (Project), to expand emergency housing for people experiencing homelessness in the unincorporated communities. The Troy Street Property is located on the corner of Troy Street and Sweetwater Road in Lemon Grove and is owned by the California Department of Transportation (Caltrans). The County of San Diego (County) plans to lease an approximately two-acre portion of the property from Caltrans for the Site (see Attachment A, Vicinity Map).

Currently, the entire property is situated within the service area of the Lemon Grove Sanitation District (LGSD), an independent sanitation district formed and operating under the County Sanitation District Act, Health & Safety Code section 4700, et seq. LGSD does not have infrastructure near the Site. There is, however, a San Diego County Sanitation District (SDCSD) sewer main adjacent to the Site in Sweetwater Road that the Site can tie into. Prior to tying into the SDCSD sewer main, the San Diego Local Agency Formation Commission (LAFCO) must approve the provision of service. It is proposed that the provision of service be accomplished by a change of organization approved by LAFCO whereby the Project site is detached from the LGSD and annexed to the SDCSD. Alternatively, LAFCO approval to provide service may be sought pursuant to an out-of-agency agreement under Government Code section 56133.

The recommendations before the Board of Supervisors of the County are to (1) find the Project is categorically exempt from the California Environmental Quality Act and (2) authorize the CAO to execute the County Sanitation District Sewer Service Agreement.

The recommendation before the SDCSD Board of Directors (Board of Directors) includes adoption of a Resolution of Application (Attachment B) to initiate a change of organization requesting LAFCO take action to annex the Site into the SDCSD. Annexation into the SDCSD would allow the Site to connect to the adjacent sewer main and avoid the cost and delay of installing duplicative infrastructure to the nearest point of connection to the LGSD system. Annexation ensures the Site has a way to collect, convey, treat, and dispose of wastewater in an environmentally safe and efficient manner that promotes healthy communities and improves the quality of life for people experiencing homelessness.

The recommendation before the Board of Directors also includes approval of a Sewer Service Agreement (Service Agreement) between the County and SDCSD specifying the conditions under which SDCSD can provide service to the Project (Attachment C). The County would agree to reimburse the SDCSD for costs incurred supporting the County's Project and to abide by conditions specified by SDCSD to connect to and use SDCSD sewer facilities. The Service Agreement delegates authority to SDCSD staff to pursue alternative courses of action with LAFCO to allow for the provision of sewer service to the Project by SDCSD. As a possible alternative procedure to a change of organization initiated by the Resolution of Application, it is possible that the Service Agreement could be approved as an out-of-agency agreement by LAFCO pursuant to Government Code section 56133 to allow SDCSD to provide sewer service to the Project. Therefore, the Board of Directors of the Sanitation District is requested to (1) authorize the Director Department of Public Works, or designee, acting on behalf of the Sanitation District to execute the Service Agreement and (2) approve a Resolution of Application for submittal to LAFCO.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Acting as the Board of Supervisors of the County of San Diego:

1. Find that the proposed actions are categorically exempt from the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to sections 15301, 15303, 15304, 15311, and 15269(c) for the reasons set forth in the Notice of Exemption filed July 16, 2024 (attached as Attachment D).
2. Approve and authorize the Chief Administrative Officer, or designee to execute on behalf of the County the SEWER SERVICE AGREEMENT BETWEEN THE SAN DIEGO COUNTY SANITATION DISTRICT AND COUNTY OF SAN DIEGO FOR COMPASSIONATE EMERGENCY SOLUTIONS AND PATHWAYS HOUSING PROJECT: TROY STREET CABINS (attached as Attachment C).

Acting as the Board of Directors of the San Diego County Sanitation District:

1. Adopt the attached Resolution (Attachment B) entitled "A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF SAN DIEGO COUNTY SANITATION DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE PROPOSED TROY CHANGE OF ORGANIZATION."
2. Approve and authorize the Director, Department of Public Works, or designee to execute on behalf of the San Diego County Sanitation District the SEWER SERVICE AGREEMENT BETWEEN THE SAN DIEGO COUNTY SANITATION DISTRICT AND COUNTY OF SAN DIEGO FOR COMPASSIONATE EMERGENCY SOLUTIONS AND PATHWAYS HOUSING PROJECT: TROY STREET CABINS (attached as Attachment C).

EQUITY IMPACT STATEMENT

The 2024 Point-in-Time Count of persons experiencing homelessness identified 10,605 individuals living on the streets or in San Diego County shelters on one night. Of this number, 6,110 individuals were reportedly unsheltered, approximately 44% of whom reported chronic homelessness, 28% were female, 9% were veterans, 2% were families, 8% were youth. Of those experiencing homelessness, 16% identified as Black, African, or African American, which is more than three times the proportion of African Americans in San Diego County; 2% identified as American Indian, which is double the proportion of American Indians in San Diego County. Of the 6,110 unsheltered individuals, over 200 were counted in the unincorporated areas of San Diego County.

The County of San Diego (County) Framework for Ending Homelessness (Framework) was created to provide a strategic path for County's impact on ending homelessness across five strategic domains and ensures an equitable approach to service delivery. Ensuring racial and social equity in all aspects of homelessness prevention and response is one of the key drivers guiding the Framework efforts. Securing equitable housing, supports, and funding will assist those who are at-risk of or experiencing homelessness throughout the region. The County has conducted lived experience forums in the North, East, and South Regions to gain valuable information on shaping programs and has implemented regular lived experience feedback questionnaires.

The County Health and Human Services Agency, Office of Homeless Solutions administers Compassionate Emergency Solutions and Pathways to Housing (CESPH) programs, which serve people experiencing homelessness in the unincorporated communities. It is anticipated that CESPH will provide needed housing and support to people across the unincorporated areas of San Diego County, including youth and those who are disproportionately represented in the homeless system, including people who are justice-involved, and people with a range of health and social needs, as well as Black, Indigenous and People of Color. This item advances the County Framework for Ending Homelessness by ensuring our most vulnerable community members have access to housing, care coordination, and connections to more stable housing opportunities.

SUSTAINABILITY IMPACT STATEMENT

Today's proposed action supports the County of San Diego (County) Sustainability Goal #1 to engage the community in meaningful ways and continually seek stakeholder input, Sustainability Goal #2 to provide just and equitable access to services and resources, and Sustainability Goal #4 to protect the health and well-being of everyone in the region. People at-risk of or experiencing homelessness, impacted community members, community partners, and other key stakeholders are engaged during the development of County plans to address homelessness, and their feedback is valued and incorporated into the development of programs. Today's actions related to the Compassionate Emergency Solutions and Pathways to Housing program support the most vulnerable community members in the unincorporated communities to have just and equitable access to housing, services, and resources. This includes ensuring access to and facilitating connections to health services and behavioral health support.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan for the Major Maintenance Capital Outlay Fund (MMCOF) for MMCOF Project 1027096, Troy Sleeping Cabins. If approved, this request will result in total estimated costs and revenue of \$72,859. There is a minor fiscal impact of \$14,732 in Local Agency Formation Commission (LAFCO) fees associated with the recommendations to approve a resolution requesting annexation into the San Diego County Sanitation District for the Troy Street Sleeping Cabins Site and approve a sewer service agreement to allow the Sanitation District to serve the County's project for an estimated total of \$58,127 on a one-time basis. The funding source is American Rescue Plan Act (ARPA) available within the Homeless Services component of the ARPA Framework. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Expenditures for the design and construction of the Troy Street Sleeping Cabins will create private-sector jobs and economic opportunities in San Diego County. The Construction Manager at Risk, who will build the facility, will also comply with the Board Policy B-39a, Veteran Owned Business and Disabled Veterans Business Enterprise (DVBE) program, which requires at least three percent DVBE participation.

ACTION:

This item was withdrawn at the request of the Chief Administrative Officer.

4. SUBJECT: NON-AGENDA PUBLIC COMMUNICATION (DISTRICTS: ALL)

OVERVIEW

Shahrokh Saadat Nejad spoke to the Board regarding deaths that have occurred in his family.

Daniel Sullivan spoke to the Board regarding violations within the County's property tax division.

Purita Javier spoke to the Board regarding toxic gases caused by a ceramic kiln business in her community.

Cesar Javier spoke to the Board regarding toxic gases caused by a ceramic kiln business in his community.

Michael Brando spoke to the Board regarding Board of Supervisors' actions and the horses at Artesian Road.

Shane Harris spoke to the Board regarding reforming the foster care system and support for AB 379.

Michael Fujimori spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Annie Abram spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Laurie Paladino spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Amit Dhuleshia spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Michelle Walther spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Kathleen Lippitt spoke to the Board regarding concerns of dental related issues in children and negative impacts of marijuana use.

Zohra Fahim spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Sue Khon spoke to the Board regarding concerns of animal cruelty at Artesian Road.

Ann Riddle spoke to the Board regarding secondhand smoke and behaviors that affect health.

Terri-Ann Skelly spoke to the Board regarding concerns of more marijuana businesses in the unincorporated communities.

Kate Iannoe spoke to the Board regarding concerns of animal cruelty at Artesian Road.

ACTION:

Heard, Referred to the Chief Administrative Officer.

There being no further business, the Board adjourned the Land Use Legislative Session at 11:19 a.m.

ANDREW POTTER
Clerk of the Board of Supervisors
County of San Diego, State of California

Consent: Valdivia
Discussion: Zurita

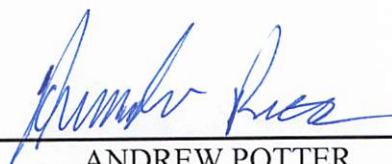
NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

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Approved by the Board of Supervisors, on Tuesday, April 8, 2025.


TERRA LAWSON-REMER
Vice-Chair

Attest:


ANDREW POTTER
Clerk of the Board

03/12/2025