

**March 16, 2022**

**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 - LAND USE  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, MARCH 16, 2022, 9:00 AM**  
COUNTY ADMINISTRATION CENTER, ROOM 310  
1600 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA

Order of Business

- A. **REGULAR SESSION:** Meeting was called to order at 9:03 a.m.

**PRESENT:** Supervisors Nathan Fletcher, Chair; Nora Vargas, Vice-Chair; Joel Anderson; Terra Lawson-Remer; Jim Desmond; also, Ryan Sharp, Assistant Clerk of the Board of Supervisors.

- B. Closed Session Report
- C. Non-Agenda 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 March 2, 2022.

**ACTION:**

ON MOTION of Supervisor Fletcher, seconded by Supervisor Anderson, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of March 2, 2022.

**AYES:** Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

- E. 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>  |
|-----------------|---|
| 1.              | ADMINISTRATIVE ITEM:<br>SECOND CONSIDERATION AND ADOPTION OF ORDINANCE:<br>TRAFFIC ADVISORY COMMITTEE (03/02/2022 - ADOPT RECOMMENDATIONS;<br>03/16/2022 - SECOND READING OF ORDINANCES)  |
| 2.              | ADOPT A RESOLUTION AUTHORIZING THE APPLICATION AND<br>ACCEPTANCE OF FEDERAL, STATE, AND LOCAL GRANT FUNDS FOR<br>TRANSPORTATION RELATED IMPROVEMENTS  |
| 3.              | GENERAL SERVICES - ADOPT RESOLUTION TO SUMMARILY VACATE A<br>PORTION OF SA 1414 (BUENA CREEK - DEER SPRINGS ROAD) IN THE TWIN<br>OAKS VALLEY SUBREGIONAL PLAN AREA (VACATION NO. 2021-0225)<br>[FUNDING SOURCE: DEPOSIT FROM THE APPLICANT] |
| 4.              | GILLESPIE FIELD - SECOND AMENDMENT TO INDUSTRIAL GROUND LEASE<br>WITH MARSHALL INDUSTRIAL II, LP<br>(4 VOTES)   |
| 5.              | RECEIVE AN UPDATE AND APPROVE A CONTRACT RELATED TO THE<br>INTEGRATED REGIONAL DECARBONIZATION FRAMEWORK<br>[FUNDING SOURCE: EXISTING GENERAL-PURPOSE REVENUE WITHIN THE<br>LAND USE AND ENVIRONMENT GROUP EXECUTIVE OFFICE]                |
| 6.              | PUBLIC COMMUNICATION  |

**1. SUBJECT: ADMINISTRATIVE ITEM:  
SECOND CONSIDERATION AND ADOPTION OF ORDINANCE:  
TRAFFIC ADVISORY COMMITTEE (03/02/2022 - ADOPT  
RECOMMENDATIONS; 03/16/2022 - SECOND READING OF  
ORDINANCES) (DISTRICTS: 1, 2, 4, & 5)**

**OVERVIEW**

On March 2, 2022 (05), the Board of Supervisors took action to further consider and adopt the Ordinance on March 16, 2022.

The Traffic Advisory Committee (TAC) is part of the Department of Public Works (DPW) traffic engineering program. TAC was established by the Board of Supervisors (Board) in the 1960s to provide traffic regulations and recommendations within the unincorporated areas of the county. In order to be effective, TAC proposes policies that will enhance safety, reduce congestion and be legally enforceable so that the majority of motorists will comply. The TAC meets every six weeks to review proposed additions, deletions, or changes to regulatory traffic control devices such as speed limits, stop signs, traffic signals, and parking regulations on County of San Diego (County) maintained roads. Upon receipt of a request or recommendation for a traffic regulation in unincorporated areas of the county, the TAC reviews and investigates the requested item including engineering and traffic condition studies. TAC recommendations are provided to the Board for consideration.

The TAC recommends the Board act on six items from the October 22, 2021, TAC meeting Agenda.

<b>Items from 10/22/2021 TAC Meeting</b>			
<b>District</b>	<b>Item</b>	<b>Location</b>	<b>Action</b>
1 & 4	2-A	Sweetwater Road, La Presa and Spring Valley	Certify the 45 MPH speed limit
2	2-D	Three Intersections, San Diego Country Estates	Establish three all way stop intersections
2	3-A*	Idaho Avenue, Escondido	Reduce the 40 MPH speed limit to 35 MPH and certify
2	3-B*	Idaho Avenue, Escondido	Relocate eastern endpoint and certify a 40 MPH speed limit
5	5-A*	Alturas Road, Fallbrook	Reduce the 35 MPH speed limit to 30 MPH and certify
3	5-B*	La Valle Plateada, Rancho Santa Fe	Reduce the 35 MPH speed limit to 30 MPH and certify
* Indicates second reading of ordinance is required.			

Items 2-B and 2-C regarding speed limits on Vista Grande Road and Archie Moore Road in the communities of Hillsdale and Ramona, respectively, were removed from the TAC agenda in advance of the meeting at the request of the County Traffic Engineer to allow for consideration of the newly passed State legislation, effective January 2022, regarding the setting of speed limits.

Approval of Items 2-A and 3-A through 5-B would support speed enforcement which increases roadway safety and retains mobility. Properly posted speed limits provide feedback to drivers to improve traffic safety, reduce the number and severity of collisions, and allow for fair enforcement.

Approval of Item 2-D would provide safety enhancement measures for pedestrians, bicyclists, and all other roadway users, by assigning a full stop to all approaches at an intersection. Properly posted stop controls at intersections reduce the number and severity of collisions by assuring reasonable drivers enter intersections at a low speed and have more time to take heed of the traffic situation.

The Board's action on Items 2-A and 2-D does not revise the San Diego County Code of Regulatory Ordinances (County Code) and therefore does not require a second reading of an ordinance. Board direction on March 2, 2022, would allow implementation by DPW. The Board's action on Items 3-A through 5-B would introduce an ordinance to amend speed limit zones. This action would revise County Code and require two steps. On March 2, 2022, the Board would consider the TAC items. If the Board takes action as recommended on March 2, then on March 16, 2022, a second reading and adoption of ordinances amending the County Code would be necessary to implement the Board's direction.

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

**Districts 1 & 4:**

Item 2-A. Sweetwater Road from the Lemon Grove city limit near (Shannonbrook Court) to Jamacha Boulevard in La Presa and Spring Valley - Certify the 45 MPH speed limit for radar enforcement.

**District 2:**

Item 2-D. Vista Vicente Drive and Calistoga Drive (north intersection), Vista Vicente Drive and Barona Mesa Road, and Barona Mesa Road and Barona Mesa Way in San Diego Country Estates - Establish three all-way stop intersections.

Item 3-A. Idaho Avenue from the Escondido city limit (at Pedregal Drive) to State Route 78 in Escondido - Reduce the existing 40 MPH speed limit to 35 MPH and certify the speed limit for radar enforcement.

Item 3-B. Idaho Avenue from State Route 78 to Citrus Avenue in Escondido - Relocate the eastern endpoint of the speed zone from Bear Valley Parkway to Citrus Avenue and certify a 40 MPH speed limit for radar enforcement on Idaho Avenue from State Route 78 to Citrus Avenue.

**District 3:**

Item 5-B. La Valle Plateada from Paseo Delicias to El Montevideo in Rancho Santa Fe - Reduce the existing 35 MPH speed limit to 30 MPH and certify the speed limit for radar enforcement.

**District 5:**

Item 5-A. Alturas Road from Fallbrook Street to its end (south of Ali Way) in Fallbrook - Reduce the existing 35 MPH speed limit to 30 MPH and certify the speed limit for radar enforcement.

**CHIEF ADMINISTRATIVE OFFICER**

Consider and adopt the following Ordinance:

**ORDINANCE AMENDING SECTIONS 72.161.24., 72.161.29., 72.162.35. & 72.169.55.1. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY (Items 3-A, 3-B, 5-A, & 5-B).**

**EQUITY IMPACT STATEMENT**

The review of traffic signs and roadway markings supports vehicle safety on County-maintained roads. The transportation system must be safe for all road users, for all modes of transportation, in all communities, and people of all incomes, races, ethnicities, ages, and abilities.

Understanding travel patterns, where fatal and serious injury crashes are occurring and the disproportionate impacts on certain communities will allow the Department of Public Works (DPW) to identify actions to address the underlying factors and causes and improve safety.

DPW's Local Road Safety Program reviews fatal and severe injury collisions along road segments within the unincorporated areas of the county and utilizes the Healthy Places Index and Cal Enviroscreen 3.0 to ensure our most vulnerable and underserved populations are prioritized. The Traffic Advisory Committee relies on the Local Road Safety Plan and performs reviews of regulatory traffic control devices such as signs and markings. While adherence to sign and marking standards developed by the California Department of Transportation is crucial to obtaining the compliance of the majority of drivers, the Traffic Advisory Committee also relies on various community engagement methods such as the Tell Us Now! mobile app, toll-free hotlines, and a customer service request program to intake reports on a wide variety of traffic concerns and ensure the concerns are addressed.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2021-22 Operational Plan for the DPW Road Fund. 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 Vargas, seconded by Supervisor Fletcher, the Board of Supervisors took action as recommended, on Consent, adopting Ordinance No. 10773 (N.S.), entitled: **ORDINANCE AMENDING SECTIONS 72.161.24., 72.161.29., 72.162.35. & 72.169.55.1. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY.**

**AYES:** Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

**2. SUBJECT: ADOPT A RESOLUTION AUTHORIZING THE APPLICATION AND ACCEPTANCE OF FEDERAL, STATE, AND LOCAL GRANT FUNDS FOR TRANSPORTATION RELATED IMPROVEMENTS (DISTRICTS: ALL)**

**OVERVIEW**

The County of San Diego (County) Department of Public Works (DPW) utilizes grant funding to enhance the implementation of transportation related improvements and has received more than \$3.7 million over the last five fiscal years. To apply for and accept grants larger than \$250,000, DPW is required to request authorization from the Board of Supervisors (Board). Periodically, grant funds become available for a short period of time at the end of the federal and State fiscal years. Board approval to delegate authority to DPW to apply for and accept grants for its programs streamlines the application process and enables DPW to apply for grant funding on short notice.

This is a request to adopt a resolution authorizing the Director of DPW, or designee, to submit, negotiate, amend, and sign all documents necessary to secure and accept grant funding from the United States Department of Transportation (DOT), administered by the Federal Highway Administration, or other division of the DOT; San Diego Association of Governments; and the State of California, administered by the Department of Transportation, or other federal, State, and regional agency for projects and related work as approved by the Board in the DPW Operational Plan. The requested authorization is for a five-year period through June 30, 2027.

The proposed resolution will allow DPW to streamline the process to secure needed funding for infrastructure improvements to roads and bridges to enhance safety and improve accessibility and connectivity for unincorporated communities, should such funding become available. If approved by the Board, applications will be submitted, and funds accepted on a project-by-project basis. Upon design completion for individual projects, staff will return to the Board to establish appropriations and for approval to advertise and award construction contracts.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines that delegating authority to apply for, and acceptance of grant funding is exempt from CEQA review because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.
2. Authorize the Director, Department of Public Works, and designee, to submit, negotiate, amend, and sign all documents necessary to secure and apply for non-profit, local, State, and federal grant funds for projects until June 30, 2027.
3. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS AUTHORIZING THE DIRECTOR, DEPARTMENT OF PUBLIC WORKS TO TAKE ACTION TO SECURE GRANT FUNDING FOR TRANSPORTATION RELATED IMPROVEMENTS
4. Waive Board Policy B-29, Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery, which requires full cost recovery for services provided under grants.

## **EQUITY IMPACT STATEMENT**

Grants funding supports the development of transportation infrastructure improvements and road maintenance services for unincorporated communities in the region. Modern infrastructure improves roadway safety and the economic development of local communities by improving the condition of the roads, facilitating transit, and allowing cars and buses to bring workers to job centers. To ensure that underserved populations are prioritized, data is used by the Department of Public Works to evaluate and identify vulnerable populations, including data from the Healthy Places Index, CalEnviroScreen, San Diego Live Well communities, Environmental Justice Communities, and other relevant data sources. This data is used to apply for grant funding.

## **FISCAL IMPACT**

There is no fiscal impact associated with these recommendations. If approved, and grant funds are awarded, the department will return to the Board of Supervisors (Board) to request appropriations or will include the funds in future year Operational Plan recommendations per Board Policy B-29.

There will be no change in net General Fund cost and no additional staff years. If a grant requires matching funds, the Department of Public Works (DPW) will only apply for the grant if the matching funds can be provided by available funds managed by DPW.

A waiver of Board Policy B-29 is requested because the proposed grant funding may not offset all administrative and project costs. If approved and a grant is awarded, DPW will return to the Board for final approval and request the necessary appropriation of funds for unrecovered costs per Board Policy B-29, subject to available funding.

## **BUSINESS IMPACT STATEMENT**

Infrastructure grants create construction-related jobs and help fund infrastructure projects that provide access to employment centers and businesses.

## **ACTION:**

ON MOTION of Supervisor Vargas, seconded by Supervisor Fletcher, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 22-027, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS AUTHORIZING THE DIRECTOR, DEPARTMENT OF PUBLIC WORKS TO TAKE ACTION TO SECURE GRANT FUNDING FOR TRANSPORTATION RELATED IMPROVEMENTS.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

3. **SUBJECT: GENERAL SERVICES - ADOPT RESOLUTION TO SUMMARILY VACATE A PORTION OF SA 1414 (BUENA CREEK - DEER SPRINGS ROAD) IN THE TWIN OAKS VALLEY SUBREGIONAL PLAN AREA (VACATION NO. 2021-0225) (DISTRICT: 5)**

## **OVERVIEW**

The Asset Management Division of the Department of General Services is processing a request to summarily vacate a portion of Select Arterial (SA) 1414. A summary vacation is a streamlined process by which a public road or public service easement is abandoned through one action where public noticing is not required. A summary vacation may be requested by the



public if the easement interests are found to be excess to County of San Diego (County) needs and are not required for the purposes for which they were obtained.

The applicant has requested to vacate all of SA 1414 as dedicated to the public on Map No. 13999. The properties subject to the public road easement are located within the Twin Oaks Valley subregional area of the North County Metro Community Plan Area in the unincorporated community of Twin Oaks. The public road easement is for a portion of the unimproved SA 1414, also known as SF (Select Federal) 1414, and Buena Creek - Deer Springs Road. This portion of the public road is about 3 miles northeast of the Buena Creek Station and will not provide connectivity or access to the station, has not been constructed, does not provide connectivity to other public roads, is not County maintained, and is not a General Plan Mobility Element (ME) roadway and was removed from the Mobility Element as part of the 2011 General Plan update.

Today's request is for the Board of Supervisors to adopt a Resolution to summarily vacate this portion of SA 1414, together with any incidental rights to extend drainage facilities, excavation, and embankment slopes beyond the limits of SA 1414, that is excess right-of-way not required for street or highway purposes.

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

1. Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of a public right-of-way easement that is not needed for public road purposes and will not have a reasonably foreseeable direct or indirect effect on the environment and is therefore not a project subject to CEQA as defined in section 15378.
2. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF SA 1414 (BUENA CREEK - DEER SPRINGS ROAD) IN THE TWIN OAKS VALLEY SUBREGIONAL PLAN AREA (VACATION NO. 2021-0225) (DISTRICT: 5).
3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2021-0225 pursuant to State of California Streets and Highways Code Section 8336.

**EQUITY IMPACT STATEMENT**

The removal of encumbrances from private lands that are no longer needed for public road purposes will provide an overall public benefit and improve use of the land made available by the vacation. The proposed summary vacation is located in a residential neighborhood and will allow parcel owners that were impacted by the Circulation Element alignment of SA 1414, to better use their property. This could include the construction of a single-family home as well as accessory structures such as an accessory dwelling unit (ADU) or detached garage. The existing surrounding road system will continue to provide adequate access for all properties located near the proposed vacation and the summary vacation would not preclude future development.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2021-22 Operational Plan in the Department of General Services. If approved, this request will result in estimated expenses of \$3,500 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

**ACTION:**

ON MOTION of Supervisor Vargas, seconded by Supervisor Fletcher, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 22-028, entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF SA 1414 (BUENA CREEK – DEER SPRINGS ROAD) IN THE TWIN OAKS VALLEY SUBREGIONAL PLAN AREA (VACATION NO. 2021-0225).

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

4. **SUBJECT: GILLESPIE FIELD - SECOND AMENDMENT TO INDUSTRIAL GROUND LEASE WITH MARSHALL INDUSTRIAL II, LP (DISTRICT: 2)**

**OVERVIEW**

Gillespie Field is a general aviation airport, owned by the County of San Diego (County) and operated by the County Department of Public Works (DPW). The airport is located within the municipal limits of the City of El Cajon and the City of Santee. Gillespie Field is a federally funded public-use airport and a part of the national air transportation system. Regionally, the airport is used as a gateway to and from San Diego’s east county, providing aviation infrastructure, aircraft storage, maintenance, and services to corporate and general aviation users, including private and civil air transport operations and for hangar rentals, aircraft tie-downs, parts, supplies and repairs, and flight training.

Along with aviation-related facilities, Gillespie Field includes three off-airport industrial parks with airport-compatible uses. DPW leases land at these industrial parks at a market rate to multiple businesses. Leasing of airport land generates lease revenue for the Airport Enterprise Fund, which is used by DPW to ensure that all County airports are properly maintained and safe for airport users and the surrounding communities.

On May 3, 2017 (10), the Board of Supervisors approved two 55-year industrial ground leases with Dentt Development LLC, a California limited liability company (Dentt), to develop a vacant site along Marshall Avenue in two phases for light industrial and warehouse space. Dentt completed the Phase 1 development in 2019. However, the COVID-19 pandemic has delayed the Phase 2 construction. Phase 2 will include approximately 48,000 square feet of light industrial and warehouse space in three buildings on 4.05 acres.

On August 5, 2020 (7), the Board of Supervisors approved the first amendment to the Phase 2 lease, postponing the rent start date due to the delay to Phase 2 construction. The preparation of the site began last spring, and the Phase 2 development is underway. Dentt has assigned the Phase 2 leasehold to its affiliate, Marshall Industrial II, LP, which is currently seeking a loan to finance the remaining Phase 2 construction, which will include energy and water-efficient features, such as foam roofs with superior insulation rating, sensor-activated LED lighting, mini-split HVAC units with the lowest energy use, and low-flow water faucets and toilets. The adjacent parking lots would have three electric vehicle charging stations, low-water

irrigation drip systems, and drought-tolerant landscaping. The development would provide leasing opportunities for corporate tenants and small local businesses and would create additional jobs in the east county. To facilitate the financing of the development, the County and Dentt propose to amend the lease to provide the lenders with more assurances and protections in the event of Dentt's default or bankruptcy that would require the lender's consent for lease amendments other than rent adjustments.

This is a request to approve the second amendment to the industrial ground lease with Marshall Industrial II, LP to add environmental sustainability provisions to the lease, and obligate Dentt to meet or exceed the requirement to reach 50% building energy use from renewable sources by 2030, and 100% by 2035. The amendment would also allow Dentt to acquire new financing terms to complete the Phase 2 development and the associated sustainability features. The new language would clarify certain lender provisions and would strengthen lender protections in the event of Dentt's default or bankruptcy. All other terms of the lease, such as length of term, premises, investment requirements, construction schedule, and rent, would remain unchanged. If approved, this lease amendment would not be subject to the Working Families Ordinance, as that Ordinance is not yet effective.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that there are no changes in the project or in the circumstances under which it is undertaken that involve significant new environmental impacts, which were not considered in the City of El Cajon's previously approved Mitigated Negative Declaration (MND) dated March 21, 2017; that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the MND was prepared.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the Second Amendment to Industrial Ground Lease with Marshall Industrial II, LP. (County Contract No. 317032) **(4 VOTES)**

#### **EQUITY IMPACT STATEMENT**

Gillespie Field is one of eight airports owned and operated by the County of San Diego (County) that provide vital air transportation hubs, emergency response facilities, and economic engines. The County pursues delivery of these services in a fair and equitable manner and actively works to remove barriers by providing information in multiple languages and via various means, encouraging participation and providing competitive opportunities for small businesses that traditionally have less working capital and business owners and managers that may be socially and economically disadvantaged. The County construction contracts are competitively and publicly advertised and bid, and help stimulate the local economy, primarily by creating construction-related job opportunities.

#### **FISCAL IMPACT**

Funds for this revenue lease are included in the Department of Public Works, Airport Enterprise Fund's Fiscal Year 2021-22 Operational Plan. There is no fiscal impact associated with today's recommendations to amend the lease. There will be no change in net General Fund cost and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

If approved, this lease amendment would benefit the project that would result in the construction of three buildings totaling approximately 48,000 square feet of light industrial/warehouse space located within walking distance from the trolley station. Upon completion, the development would provide leasing opportunities for corporate tenants and small local businesses and is expected to create 160 to 170 construction jobs and between 115 and 190 permanent jobs in the east county.

### **ACTION:**

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

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

**5. SUBJECT: RECEIVE AN UPDATE AND APPROVE A CONTRACT RELATED TO THE INTEGRATED REGIONAL DECARBONIZATION FRAMEWORK (DISTRICTS: ALL)**

### **OVERVIEW**

The global climate is changing, and nowhere are the effects felt more acutely than at the local level. This includes a higher frequency and intensity of extreme heat events, droughts, wildfires, storms, and sea level rise. Furthermore, the growing economic, social, and environmental impacts associated with a changing climate are causing immediate and long-term damages to our ecosystems, food production, health, safety, jobs, businesses, and communities across the San Diego region, particularly in underserved populations that are impacted disproportionately.

In light of these realities, and in support of the County's broad commitment to sustainability and environmental justice, on January 27, 2021 (3), the San Diego County Board of Supervisors (Board) directed the Chief Administrative Officer to develop the Regional Decarbonization Framework (Framework), a guide to achieve a zero carbon emissions goal for the region. This Framework, created in partnership with the University of California San Diego (UC San Diego) School of Global Policy and Strategy and the University of San Diego (USD) School of Law's Energy Policy Initiatives Center (EPIC), includes strategies and initiatives to achieve zero carbon emissions in the region by mid-century to align with State targets.

On July 14, 2021 (3), the Board received an update on the Framework, which outlined the following three guiding principles that shape the development of the Framework: (1) Data-Driven Approach, (2) Regional Collaboration, and (3) Stakeholder Input. The Board also directed staff to develop a comprehensive green jobs plan that addresses the local opportunities available from climate investments, as well as career pathways for our workforce directly impacted by decarbonization.

On November 17, 2021 (6), the Board received an update on the Draft Regional Decarbonization Framework, which included the draft technical report from UC San Diego that provided baseline assessments of greenhouse gas (GHG) emissions and science-based pathways to reduce carbon emissions in the areas of transportation, electricity, buildings, and land use throughout the region.

On February 9, 2022 (6) the Board received the Framework's report on the Draft Local Policy Opportunity analysis in which USD EPIC identified local, existing climate action plan commitments designed to reduce GHGs, and where the San Diego region can do more to reach its decarbonization goals.

The final Integrated Regional Decarbonization Framework, consisting of the technical report led by UC San Diego, the workforce development study led by Inclusive Economics, and the Implementation Pathways report will be presented to the Board for adoption in August 2022.

Today's actions are for the Board to receive the report for the Draft Integrated Regional Decarbonization Framework, which includes the revised technical report led by UC San Diego and the Draft Local Policy Opportunity analysis by USD EPIC, as well as the draft workforce development study led by Inclusive Economics. Also, today's actions are for the Board to approve a contract with USD EPIC for the Framework's Phase 1 implementation.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed actions are not subject to CEQA per Section 15060(c)(3) of the CEQA Guidelines, because receiving an update on the Regional Decarbonization Framework is administrative in nature and is not a project as defined in CEQA Guidelines Section 15378(b)(5).
2. Receive the report on the Draft Integrated Regional Decarbonization Framework that includes the technical report led by UC San Diego and a draft workforce development study led by Inclusive Economics.
3. Authorize the Director, Department of Purchasing and Contracting, pursuant to Board Policy A-87, upon successful negotiations and determination of fair and reasonable price, to contract with University of San Diego School of Law's Energy Policy Initiatives Center to provide consulting services for implementation support for the Integrated Regional Decarbonization Framework, and amend the contract as needed.

### **EQUITY IMPACT STATEMENT**

The Integrated Regional Decarbonization Framework (Framework) is centered on equity. The voices of underserved communities were critical in the development of the Draft Integrated Framework and will continue to play an important role by engaging throughout the implementation design and development, as the County begins its robust and concerted public outreach with all the draft reports available. The newly established Office of Environmental and Climate Justice will help support the Framework by coordinating between community groups and public agencies to improve access to information and ongoing components of the Framework, as well as position the historically underserved communities to leverage State and federal resources on climate mitigation, adaptation, and resiliency.

As a key component of the Framework, the draft workforce development study is a comprehensive and coordinated regional strategy to address workforce needs resulting from labor market changes related to the Framework. This draft study identifies specific policy tools to support workers as the State and our region transitions to decarbonization, and these policy actions (such as incentives or regulations) are essential to advance job quality and broaden access to good jobs for workers from underserved communities. As outlined by the draft, the County, local governments, and agencies play a role in promoting social equity and prosperity,

just as all play a role in protecting and promoting public and environmental health and ensuring sustainable and resilient communities. The draft study outlines recommendations and strategies to show how addressing climate change and ensuring the creation of family-supporting, green jobs can be complementary.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year (FY) 2021-22 Operational Plan in the Land Use and Environment Group Executive Office. If approved, this request will result in costs of approximately \$400,000. The funding source is existing General Purpose Revenue within the Land Use and Environment Group Executive Office. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

The Integrated Regional Decarbonization Framework will help businesses and workers in San Diego county by providing a guiding framework for climate-related jobs and investments with innovative science and technological advancements, climate resiliency efforts, new renewable energy generation and storage projects, clean technology in transportation and building systems, research and development in GHG capture and storage, economic benefits from emissions reductions, and the associated high-quality job creation in the green economy.

#### **ACTION:**

ON MOTION of Supervisor Lawson-Remer, seconded by Supervisor Vargas, the Board of Supervisors took action as recommended.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

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

##### **OVERVIEW**

Dean Spooner spoke to the Board regarding concerns about County Services.

KB Strange spoke to the Board regarding public advertisements of marijuana.

Mark Wilcox spoke to the Board regarding effects of second-hand smoke from vaping.

Ann Riddle spoke to the Board regarding concerns about marijuana use in youth.

Barbara Gordon spoke to the Board regarding impacts of cannabis use.

Becky Rapp spoke to the Board regarding concerns about marijuana use in youth.

Audra Morgan spoke to the Board regarding COVID-19 mandates.

Truth spoke to the Board regarding Audra Morgan's participation at Board meetings.

Robert Germann spoke to the Board regarding San Diego airports.

Diane Grace spoke to the Board regarding concerns about marijuana businesses.

Chana P. spoke to the Board regarding concerns of work performance by union members.

Carol Green spoke to the Board regarding support of AB1690.

Kelly McCormick spoke to the Board regarding concerns about marijuana regulations.

**ACTION:**

Heard, referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 11:31 a.m.

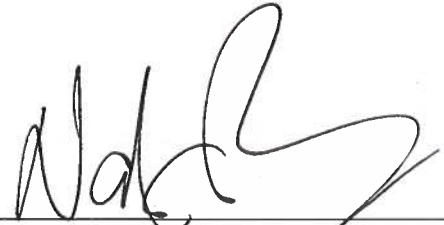
ANDREW POTTER  
Clerk of the Board of Supervisors  
County of San Diego, State of California

Consent: Ruffier

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, April 6, 2022.



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NATHAN FLETCHER  
Chair

Attest:



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ANDREW POTTER  
Clerk of the Board

03/16/2022