

**August 2, 2017**

**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, AUGUST 2, 2017, 9:00 A.M.**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA

**Order of Business**

A. REGULAR SESSION: Meeting was called to order at 9:01 a.m.

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

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 July 19, 2017.

**ACTION:**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Cox, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of July 19, 2017.

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**

**Agenda #**

**Subject**

- |    |   |
|----|---|
| 1. | ADOPT RESOLUTIONS TO INITIATE PROCEEDINGS FOR FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE) |
|----|---|

2. TRAFFIC ADVISORY COMMITTEE  
RECOMMENDATIONS (8/2/17 – ADOPT RECOMMENDATIONS;  
9/13/17 - SECOND READING OF AN ORDINANCE)  
[FUNDING SOURCE: HIGHWAY USER TAX ACCOUNT]
3. HILLSIDE MEADOWS REORGANIZATION - PROPERTY TAX  
EXCHANGE (DISTRICT: 2)
4. TRAFFIC ADVISORY COMMITTEE (8/2/17 – ADOPT  
RECOMMENDATIONS)  
[FUNDING SOURCE: HIGHWAY USERS TAX ACCOUNT]
5. GILLESPIE FIELD - PROPOSED NEW AVIATION MUSEUM GROUND  
LEASE WITH SAN DIEGO AIR AND SPACE MUSEUM  
[FUNDING SOURCE: REVENUE IS THE BASE MONTHLY  
RENT DUE FROM THE LESSEE UNDER THE TERMS OF  
THE NEW LEASE BEGINNING OCTOBER 1, 2017]  
(4 VOTES)
6. GRANT OPPORTUNITY FOR THE SANTA YSABEL NATURE  
CENTER PROJECT
7. ESTABLISH APPROPRIATIONS AND APPROVE A REAL PROPERTY  
CONTRACT FOR THE PURCHASE OF PARCEL NUMBERS  
2010-0074-D (PHAN TRUST), 2010-0075-D (SALGADO/SANCHEZ),  
2010-0080-D (BRZEZINSKI FAMILY TRUST) AND 2010-0167-D  
(ADADA/GUO) FOR THE BRADLEY AVENUE ROAD WIDENING  
PROJECT IN EL CAJON  
[FUNDING SOURCE: OPERATING TRANSFER IN SUPPORTED BY  
REVENUE FROM TRANSNET]  
(4 VOTES)
8. PUBLIC COMMUNICATION

**1. SUBJECT: ADOPT RESOLUTIONS TO INITIATE PROCEEDINGS FOR FORMATION OF COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE) (DISTRICT: 2)**

**OVERVIEW**

This is a request for the Board of Supervisors (Board) to initiate proceedings to establish Community Facilities District (CFD) No. 2017-01 (Hillside Meadows Maintenance) through the adoption of the Resolution of Intention and Resolution Adopting a Boundary Map for the proposed CFD. In accordance with the Resolution of Intention, the Board will hold a protest hearing on September 27, 2017, prior to adopting a Resolution of Formation and ordering a special tax election.

On November 13, 2002 (3), the Board approved a Tentative Map for Hillside Meadows (TM 5203RPL). Lakeside Investment Company, L.P. (Developer) is in the process of completing the condition of approval for their final map for Hillside Meadows, a 35.63-acre project located south of El Nopal and north of Mast Boulevard within the Lakeside Community Planning Area. This planned community consists of 133 single-family residential homes. The project also includes a 0.57-acre public park.

The Developer has petitioned the County of San Diego (County) to create a CFD that will benefit the Hillside Meadows community through the levy of a voter approved special tax to finance the ongoing maintenance services of the public park located within the project. The special tax will include an annual adjustment to offset increases in maintenance services costs and fund ongoing administration costs of the CFD. The petition submitted by the Developer has been reviewed by staff and is in compliance with Board Policy I-136 - Comprehensive Goals and Policies for Community Facilities Districts.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Environmental Impact Report for the Hillside Meadows Project, dated July 26, 2000, State Clearinghouse Number 98041146, on file in Planning & Development Services as Environmental Review No. 98-10-014 as modified by the Addendum thereto dated September 13, 2002 (collectively EIR) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines and the State and County CEQA Guidelines; that the decision-making body has reviewed and considered the information contained therein in the EIR prior to approving the project; and the EIR reflects the independent judgment and analysis of the Board of Supervisors (Board).
2. Find that the currently proposed actions are within the scope of the EIR; that there are no changes in the project or in the circumstances under which it is undertaken that would result in significant environmental impacts beyond those considered in the certified EIR, nor a substantial increase in the severity of previously identified significant effects; and that no new information of substantial importance has become available since the EIR (CEQA Guidelines Section 15162) was prepared.
3. Approve and adopt the Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN SERVICES AND SETTING THE PUBLIC

HEARING TO CONSIDER THE ESTABLISHMENT OF THE PROPOSED DISTRICT AND ORDERING AND DIRECTING THE PREPARATION OF A COMMUNITY FACILITIES DISTRICT REPORT FOR PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE).

4. Approve and adopt the Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ADOPTING A BOUNDARY MAP SHOWING THE BOUNDARIES OF THE TERRITORY PROPOSED FOR THE INCLUSION IN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE).

**FISCAL IMPACT**

Funds for this request are not included in the Fiscal Year 2017-19 Revised Recommended Operational Plan in Planning & Development Services or the Department of Parks and Recreation (DPR). All County staff time and consultant costs incurred to establish and form this Community Facilities District (CFD), estimated at \$75,000, will be funded by the Lakeside Investment Company, L.P. (Developer). The Developer has provided an initial deposit of \$50,000 for all County and consultant costs incurred in the establishment and formation of this CFD, and will provide additional funds as needed. Construction of public park facilities will be funded by the Developer.

The Rate and Method of Apportionment (RMA) sets forth the CFD special tax for the costs of ongoing operations and maintenance of public park facilities for developed property, estimated at \$773 annually per residential unit in 2017. The RMA also designates an assigned special tax for undeveloped property of \$4,733 annually per acre. The special tax will be adjusted annually based on the Bureau of Labor Statistics Consumer Price Index (CPI) for the San Diego metropolitan area with a minimum increase of two percent (2%) and a maximum increase of six percent (6%). In addition to funding the operations and maintenance of the park, the CFD special tax will fund ongoing administration costs for the CFD, estimated at \$20,000 annually in 2017. The ongoing operations, maintenance and administration costs and levying of the CFD special tax may be scheduled to begin in Fiscal Year 2018-19, and will be included in future Operational Plans. 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. 17-118 entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN SERVICES AND SETTING THE PUBLIC HEARING TO CONSIDER THE ESTABLISHMENT OF THE PROPOSED DISTRICT AND ORDERING AND DIRECTING THE PREPARATION OF A COMMUNITY FACILITIES DISTRICT REPORT FOR PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE); and Resolution No. 17-119 entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, ADOPTING A BOUNDARY MAP

SHOWING THE BOUNDARIES OF THE TERRITORY PROPOSED FOR THE INCLUSION IN PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HILLSIDE MEADOWS MAINTENANCE).

AYES: Cox, Jacob, Gaspar, Roberts, Horn

2. **SUBJECT: TRAFFIC ADVISORY COMMITTEE RECOMMENDATIONS (8/2/17 - ADOPT RECOMMENDATIONS; 9/13/17 - SECOND READING OF AN ORDINANCE) (DISTRICTS: 2 & 5)**

**OVERVIEW**

The Traffic Advisory Committee meets every six weeks to review proposed additions, deletions, or changes to regulatory traffic control devices on County-maintained roads. The Committee recommends the Board of Supervisors act on four items from the June 9, 2017 meeting agenda.

Item 2-A would add the intersection of Lyons Valley Road and Jamul Drive in Jamul to the traffic Signal Priority List and add an interim all-way stop at the intersection. This item 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. Warranted traffic signals at intersections reduce the number and severity of collisions by controlling intersection access and properly posted all-way stop controls assure that reasonable drivers enter the intersection at a low speed and have more time to take heed of the traffic situation.

Item 2-B would support installation of a marked crosswalk with a pedestrian hybrid beacon on Brabham Street between Avenida Apolinaria and Via Rancho San Diego in Rancho San Diego. This item will provide a traffic control device to warn and control traffic at an unsignalized location to assist school zone and residential pedestrians in crossing Brabham Street at a presently unmarked crosswalk. A marked crosswalk with a pedestrian hybrid beacon provides a red signal for vehicles when crossing demand is present; and brings a higher rate of compliance on stopping traffic so pedestrians can cross much more safely.

Item 5-A would repeal a weight restriction on a culvert bridge on Live Oak Park Road over a San Luis Rey River tributary (County Bridge No. 57C-0709) in Fallbrook. Repairs made to the bridge have resulted in a higher structural rating. This item will provide shorter travel times and distances for large commercial vehicles moving goods on County-maintained roads in the area who currently have to choose separate routes.

Item 5-B would relocate a mid-block equestrian trail crossing on Lomas Santa Fe Drive near La Floresta (private) to the intersection of Lomas Santa Fe Drive and Sun Valley Road in Sun Valley and would provide a marked crosswalk. This item is expected to provide a multi-use trail crossing at a location with superior lines-of-sight and enhanced notification to the motoring public.

The Board of Supervisors (Board) action on Item 5-A will revise the San Diego County Code of Regulatory Ordinances (County Code) and requires two steps. On August 2, 2017, the Board will consider the TAC items. If the Board takes action on August 2, 2017, then on September 13, 2017, a second reading of an Ordinance repealing Section 72.215.7 of the County Code would be necessary to implement the Board's direction for Item 5-A.

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

**District 2**

2-A. Lyons Valley Road/Jamul Drive in Jamul (58th Edition Thomas Guide Page 1272 H-7) - Add intersection to the Traffic Signal Priority List and establish an all-way stop intersection.

2-B. Brabham Street between Avenida Apolinaria and Via Rancho San Diego in Rancho San Diego (58th Edition Thomas Guide Page 1272 A-4) - Support installation of a marked crosswalk with a pedestrian hybrid beacon.

**District 5**

5-A. Live Oak Park Road in Fallbrook (58th Edition Thomas Guide Page 1028 B-2) - Repeal a weight restriction for County Bridge No. 57C-0709 over the San Luis Rey River Tributary.

5-B. Lomas Santa Fe Drive in Sun Valley (58th Edition Thomas Guide Page 1167 J-6) - Support the relocation of a mid-block trail crossing near La Floresta to the intersection of Lomas Santa Fe Drive and Sun Valley Road and provide a marked crosswalk.

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15301 of the CEQA Guidelines because the proposed action involves minor alterations of existing public facilities relating to regulatory traffic control issues on County-maintained roads, resulting in negligible or no expansion of use beyond that existing at the time of the Board action.
2. Adopt the Traffic Advisory Committee's recommendations.
3. Adopt the following Resolutions:  
RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN SAN DIEGO COUNTY (Item 2-A).  
  
RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 305 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO (Item 2-A).
4. Approve the introduction, read title, and waive further reading of the following Ordinance:  
AN ORDINANCE REPEALING SECTION 72.215.7. OF THE SAN DIEGO COUNTY CODE RELATING TO WEIGHT AND SPEED LIMITS ON BRIDGES IN THE COUNTY OF SAN DIEGO (Item 5-A).

If, on August 2, 2017, the Board takes action as recommended, then, on September 13, 2017:  
Consider and adopt:

AN ORDINANCE REPEALING SECTION 72.215.7. OF THE SAN DIEGO COUNTY CODE RELATING TO WEIGHT AND SPEED LIMITS ON BRIDGES IN THE COUNTY OF SAN DIEGO (Item 5-A).

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2017-18 Operational Plan in the Department of Public Works Road Fund. Costs for the identified improvements are estimated at \$50,000. The funding source is Highway User Tax Account. If approved, there will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION 2.1:**

ON MOTION of Supervisor Roberts, seconded by Supervisor Horn, the Board of Supervisors took action as recommended on Traffic Advisory Committee recommendations 2-A, 2-B, and 5-A, on Consent, adopting Resolution No. 17 120 entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL WAY STOP INTERSECTIONS IN SAN DIEGO COUNTY (Item 2 A); Resolution No. 17 121 entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 305 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO (Item 2 A); introduced the Ordinance for further Board consideration and adoption on September 13, 2017; and directed the Chief Administrative Officer to move forward with the smart traffic signal at the Lyons Valley Road/Jamul Drive intersection and explore funding options, including the \$1 million contribution from the Jamul Indian Village for mitigation purposes (Item 2-A).

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 2.2:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board of Supervisors took action as recommended on Traffic Advisory Committee recommendation 5-B, and directed the Chief Administrative Officer to return to the Board in six months to reevaluate how the marked crosswalk is performing, and revisit with the Traffic Advisory Committee to see if additional action is needed.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**3. SUBJECT: HILLSIDE MEADOWS REORGANIZATION - PROPERTY TAX EXCHANGE (DISTRICT: 2)**

**OVERVIEW**

This is a request for the Board of Supervisors (Board) to consider approving a property tax exchange related to a reorganization for a 0.19-acre portion of a 35.63-acre parcel (Assessor Parcel Number 379-024-23) on the eastern side of the City of Santee (City) at the end of Mast Boulevard. The proposed reorganization area was included within the City's 1980 incorporation boundary as part of a planned Mast Boulevard roadway alignment.

Section 99 of the Revenue and Taxation Code requires that the Board approve a property tax exchange resolution prior to the Local Agency Formation Commission taking action on the proposed reorganization. The proposed property tax exchange resolution will reallocate property tax revenue from the City to the following taxing agency funds: County of San Diego (County) General Fund; County Library; County Service Area No. 69; County Flood Control District; and the Lakeside Fire Protection District.

**RECOMMENDATION(S) CHIEF ADMINISTRATIVE OFFICER**

1. Find that adoption of the proposed property tax exchange resolution is not subject to the California Environmental Quality Act (CEQA) Guidelines pursuant to State CEQA Guidelines Section 15378(b)(4) because the proposed action involves government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.
2. Adopt the Resolution entitled: RESOLUTION REGARDING NEGOTIATED PROPERTY TAX EXCHANGE RELATIVE TO JURISDICTIONAL CHANGES (Attachment A).

**FISCAL IMPACT**

During Fiscal Year 2016-17, the reorganization area generated \$13.35 in property tax revenue. If approved, the Property Tax Exchange Resolution will transfer future property tax revenue from the City of Santee to the County General Fund and other taxing agency funds. 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. 17-122 entitled: RESOLUTION REGARDING NEGOTIATED PROPERTY TAX EXCHANGE RELATIVE TO JURISDICTIONAL CHANGES (Attachment A).

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**4. SUBJECT: TRAFFIC ADVISORY COMMITTEE (8/2/17 – ADOPT RECOMMENDATIONS) (DISTRICT: 2)**

**OVERVIEW**

The Traffic Advisory Committee normally meets every six weeks to review proposed additions, deletions, or changes to regulatory traffic control devices on County-maintained roads. Due to a specific school-related regulatory action that could be accomplished in advance of the upcoming school year, the Committee met in advance of their regularly scheduled meeting and recommends the Board of Supervisors act on one item from the meeting held on July 7, 2017.

Item 2-A would approve installation of a pedestrian hybrid beacon for the marked crosswalk across Julian Avenue at the intersection of Julian Avenue and Cactus Street in Lakeside. This item will provide a traffic control device to warn and control traffic at an unsignalized location to assist school zone and residential pedestrians in crossing Julian Avenue. A marked crosswalk with a pedestrian hybrid beacon provides a red signal light and brings a higher rate of compliance on stopping traffic so pedestrians can cross much more safely.

**RECOMMENDATION(S)**  
**TRAFFIC ADVISORY COMMITTEE**  
**District 2**

2-A. Julian Avenue and Cactus Street in Lakeside (58th Edition Thomas Guide Page 1232 B-4) - Approve installation of a pedestrian hybrid beacon at an existing marked crosswalk across Julian Avenue.

**CHIEF ADMINISTRATIVE OFFICER**

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

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2017-18 Operational Plan in the Department of Public Works Road Fund. Costs for the identified improvements are estimated at \$15,000. The funding source is Highway Users Tax Account. 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.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

5. **SUBJECT: GILLESPIE FIELD - PROPOSED NEW AVIATION MUSEUM  
GROUND LEASE WITH SAN DIEGO AIR AND SPACE MUSEUM  
(DISTRICT: 2)**

**OVERVIEW**

Gillespie Field is a general aviation airport owned and operated by the County of San Diego (County) and located within the municipal limits of the City of El Cajon and the City of Santee (57th Edition Thomas Guide page 1251, D-1). Revenues from leases on airport property are placed in the County's Airport Enterprise Fund and used to improve safety and security at County Airports.

The County entered into a three-year lease with San Diego Aerospace Museum, currently named San Diego Air & Space Museum, (SDASM) at Gillespie Field on November 1, 1983 (29). This lease was later amended two times to extend the term. Then, on October 13, 1992 (8), the Board approved a new 25-year aviation lease, that is scheduled to terminate on September 30, 2017. These nominal cost leases were based on \$1.00 per year rent. The lessee operates this property as the SDASM's Gillespie Field Annex, which serves to

supplement their primary location in Balboa Park, while operating as a free educational museum in its own right. SDASM has requested to continue leasing the property beyond the current termination date.

All below-market rent leases of airport property require the concurrence of the Federal aviation Administration (FAA). The terms for this proposed new lease were developed based on FAA guidance and their approval was obtained in advance of drafting the document.

This is a request to approve a new five-year Aviation Museum Ground Lease with SDASM that would commence on October 1, 2017, and terminate on September 30, 2022. The leasehold area would remain unchanged, at a total of 3.256 acres. Ground rent would increase to \$2,800 per month from \$1.00 per year. This will allow the continued operation of this valuable community asset.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines that the proposed lease is categorically exempt from CEQA review as it consists of the leasing of existing facilities involving no expansion of existing use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the new Aviation Museum Ground Lease with San Diego Air & Space Museum (County Contract Number 317031) **(4 VOTES)**.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2017-18 Operational Plan for the Airport Enterprise Fund. If approved, the annual revenue will be \$25,200 in Fiscal Year 2017-18 based on 9 months of rent. The funding source for the Fiscal Year 2017-18 revenue is the base monthly rent due from the lessee under the terms of the new lease beginning October 1, 2017. There would 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: GRANT OPPORTUNITY FOR THE SANTA YSABEL NATURE CENTER PROJECT (DISTRICT: 2)**

#### **OVERVIEW**

The County of San Diego (County) owns and manages the 5,400 acre Santa Ysabel Preserve near the intersection of State Route 78 and State Route 79 (57th Edition Thomas Guide, page 1135, B-2). The preserve features a natural landscape that offers hikers, bicyclists, and equestrians a variety of outdoor experiences. To increase opportunities for visitors to the preserve, the County is in the process of designing and building a nature center. The project

will construct a unique and modern facility for nature education using sustainable green technology. To provide additional enhancements outside the new nature center, the Department of Parks and Recreation proposes applying for a \$500,000 grant through the California Department of Parks and Recreation's Outdoor Environmental Education Facilities Grant Program. If awarded, this grant would provide funding for elements such as signs, kiosks, or an amphitheater that would facilitate nature education outside the Santa Ysabel Nature Center building.

Today's proposed action will authorize the Department of Parks and Recreation (DPR) to apply for and accept up to \$500,000 of Outdoor Environmental Education Facilities Grant Program funds. If awarded, this grant will fund outdoor educational elements showcasing the unique ecology and history of the environment surrounding the Santa Ysabel Nature Center. This request will also authorize the Director, Department of Parks and Recreation 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. Acknowledge that the Initial Study/Mitigated Negative Declaration for the Santa Ysabel Nature Center was approved and adopted by the Board of Supervisors on May 3, 2017 (13).
2. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE OUTDOOR ENVIRONMENTAL EDUCATION FACILITIES GRANT PROGRAM FOR SANTA YSABEL NATURE CENTER ENHANCED OUTDOOR EXHIBITS.
3. 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, if awarded, including but not limited to, applications, grant contracts, payment requests and, if funds are awarded, to execute the grant agreements, 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 recommendations. If approved, this request will authorize the Department of Parks and Recreation (DPR) to apply for and accept Outdoor Environmental Education Facilities Grant funds of up to \$500,000. If awarded, this grant will fund outdoor educational site enhancements surrounding the Santa Ysabel Nature Center building. There is no matching funds requirement for this grant. If awarded, DPR will return to the Board at a later date to request the appropriation of grant funds. 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. 17-123 entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE OUTDOOR ENVIRONMENTAL EDUCATION FACILITIES GRANT PROGRAM FOR SANTA YSABEL NATURE CENTER ENHANCED OUTDOOR EXHIBITS.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

7. **SUBJECT: ESTABLISH APPROPRIATIONS AND APPROVE A REAL PROPERTY CONTRACT FOR THE PURCHASE OF PARCEL NUMBERS 2010-0074-D (PHAN TRUST), 2010-0075-D (SALGADO/SANCHEZ), 2010-0080-D (BRZEZINSKI FAMILY TRUST) AND 2010-0167-D (ADADA/GUO) FOR THE BRADLEY AVENUE ROAD WIDENING PROJECT IN EL CAJON (DISTRICT: 2)**

**OVERVIEW**

The Bradley Avenue Road Widening Project will relieve traffic congestion by widening the roadway and the bridge that crosses State Route 67 in the unincorporated community of Bostonia and partially within the City of El Cajon (Thomas Guide 57th Edition, 1251, 2 - H2). The overcrossing is in a mixed commercial and residential area that has significant congestion and is in need of improved traffic flow. The project design is substantially complete and County staff has identified funding for acquisition of the required real property rights, solely for right-of-way. In addition to 25 partial right-of-way acquisitions, construction of the project requires the purchase of six single family residential properties along the eastern boundary of the project. Of the 25 partial right-of-way acquisitions, 22 have been acquired and negotiations are ongoing with the 3 outstanding acquisitions.

Today, the Board is requested to approve four Real Property Contracts for the full-fee acquisition of single family residential properties identified as Parcel Numbers 2010-0074-D (Phan Trust) for the appraised value of \$450,000, 2010-0075-D (Salgado/Sanchez) for the appraised value of \$470,000, 2010-0080-D (Brzezinski Family Trust) for the appraised value of \$440,000, and 2010-0167-D (Adada/Guo) for the appraised value of \$465,000. They are located in the portion of the project that is in the City of El Cajon and was declared a County Highway by the Resolution adopted by the Board of Supervisors on January 26, 2001 (5).

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the California Environmental Quality Act (CEQA) Negative Declaration (ND)/ National Environmental Policy Act (NEPA) Environmental Assessment dated July 2008, on file with the Department of Public Works as State Clearinghouse Number 2008051067, was completed in compliance with CEQA, State and County Guidelines, and NEPA, and that the Board of Supervisors has reviewed and considered the environmental effects of the project as shown therein, prior to reaching its own conclusion on whether and how to approve the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which

were not considered in the previously adopted ND dated July 2008, 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 ND was adopted as explained in the Environmental Review Update Checklist dated June 16, 2017.

2. Transfer appropriations of \$1,861,000 within the Department of Public Works Rod Fund, from Other Charges to Operating Transfers Out for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening. **(4 VOTES)**
3. Establish appropriations of \$1,861,000 in the Capital Outlay Fund for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening, based on an Operating Transfer In from the Road Fund. **(4 VOTES)**
4. Approve the Real Property Contract for the purchase of a single family residence, including 0.16 acres of fee property from Phan Trust, APN 388-182-07, County Parcel No.2010-074-D, for the appraised value of \$450,000.
5. Approve the Real Property Contract for the purchase of a single family residence, including 0.16 acres of fee property from Felipe Salgado and Blanca Sanchez, APN 388-183-06, County Parcel No. 2010-0075-D, for the appraised value of \$470,000.
6. Approve the Real Property Contract for the purchase of a single family residence, including 0.17 acres of fee property from Brzezinski Family Trust, APN 388-291-01, County Parcel No. 2010-0080-D, for the appraised value of \$440,000.
7. Approve the Real Property Contract for the purchase of a single family residence, including 0.16 acres of fee property from Jalal Adada and Sha Guo, APN 388-181-06, County Parcel No. 2010-0167-D, for the appraised value of \$465,000.
8. Authorize the Director of the Department of General Services, or designee, to execute the Real Property Contracts and all escrow and related documents necessary to complete the purchase of the parcels.

#### **FISCAL IMPACT**

Funds for this request are not included in the Fiscal Year 2017-19 Operational Plan in the Capital Outlay Fund for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening. If approved, this request will result in costs and revenue of \$ 1,861,000. Project costs are estimated to be \$450,000 for the acquisition of parcel number 2010-0074-D (\$265,000 for the structure and \$185,000 for the land), \$470,000 for the acquisition of parcel Number 2010-0075-D (\$277,000 for the structure and \$193,000 for the land), \$440,000 for the acquisition of parcel number 2010-0080-D (\$260,000 for the structure and \$180,000 for the land), \$465,000 for the acquisition of parcel number 2010-0167-D (\$275,000 for the structure and \$190,000 for the land), \$20,000 for staff costs, and \$16,000 for title and escrow fees. The funding source is an Operating Transfer In supported by revenue from TransNet. 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

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

**OVERVIEW**

Sally Cobb and Oliver Smith spoke to the Board regarding a trail easement.

**ACTION:**

Heard, Referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 9:19 a.m. in memory of Joseph Nierodzinski.

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, September 13, 2017.



DIANNE JACOB  
Chairwoman

Attest:



DAVID HALL  
Clerk of the Board

08/02/17