

STATEMENT OF PROCEEDINGS  
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, MARCH 04, 2015, 9:00 A.M.**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

REGULAR SESSION – Regular Meeting was called to order at 9:03 a.m.

PRESENT: Supervisors Dave Roberts, Chairman; Greg Cox; Dianne Jacob; Ron Roberts; also David Hall, Clerk.

ABSENT: Supervisor Bill Horn

Approval of Statement of Proceedings/Minutes for the meetings of January 28, 2015 and February 4, 2015.

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor R. Roberts, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meetings of January 28, 2015 and February 4, 2015.

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

ABSENT: Horn

**NOTICE:** THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

**Board of Supervisors' Agenda Items**

**Agenda #    Subject**

1.            NOTICED PUBLIC HEARING:  
REVISIONS TO TITLE 6 OF THE COUNTY CODE OF REGULATORY ORDINANCES RELATED TO UNIFIED PROGRAM FACILITY REPORTING REQUIREMENTS, OBSOLETE FEES AND MEDICAL WASTE CONTAINER LABELING (3/4/15 – FIRST READING; 3/18/15 – SECOND READING)
  
2.            NOTICED PUBLIC HEARING:  
SECOND CONSIDERATION AND ADOPTION OF ORDINANCE: SOITEC SOLAR DEVELOPMENT; MOUNTAIN EMPIRE SUBREGIONAL PLAN AREA
  
3.            2014 GENERAL PLAN ANNUAL PROGRESS REPORT

4. SECOND CONSIDERATION AND ADOPTION OF ORDINANCE: ADOPT A RESOLUTION ORDERING DISSOLUTION OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 SUNNY ACRES IN THE ALPINE AREA (2/4/15 – FIRST READING ORDINANCE; 3/4/15 – ADOPT ORDINANCE AND DISSOLUTION RESOLUTION)
5. MCCLELLAN-PALOMAR AIRPORT – AMENDMENT TO AVIATION LEASE WITH CIVIC HELICOPTERS, INC.  
[FUNDING SOURCE: RENTAL PAYMENTS FROM THE LESSEE UNDER THE TERMS OF THE AMENDED LEASE AGREEMENT]  
(4 VOTES)
6. ACCEPTANCE OF A DONATION OF A PORTABLE STAGE TO THE DEPARTMENT OF PARKS AND RECREATION FOR USE AT RANCHO GUAJOME ADOBE PARK
7. GILLESPIE FIELD – AMENDMENTS TO SIX CUYAMACA WEST UNIT 2 INDUSTRIAL PARK LEASES TO IMPLEMENT RENT ADJUSTMENTS  
[FUNDING SOURCE: RENTAL PAYMENTS FROM THE LESSEES UNDER THE TERMS OF THE AMENDED LEASE AGREEMENTS]  
(4 VOTES)
8. ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD A CONTRACT FOR THE CONSTRUCTION OF BANCROFT ELEMENTARY SCHOOL SIDEWALK IMPROVEMENT PROJECT  
[FUNDING SOURCES: AVAILABLE PRIOR YEAR ROAD FUND FUND BALANCE, STATE SAFE ROUTES TO SCHOOL PROGRAM GRANT, AND HIGHWAY USER TAX ACCOUNT]  
(4 VOTES)
9. REINSTATE LOAN AGREEMENT BETWEEN THE COUNTY AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO
10. TRAFFIC ADVISORY COMMITTEE
11. PUBLIC COMMUNICATION

**1. SUBJECT: NOTICED PUBLIC HEARING:  
REVISIONS TO TITLE 6 OF THE COUNTY CODE OF  
REGULATORY ORDINANCES RELATED TO UNIFIED  
PROGRAM FACILITY REPORTING REQUIREMENTS,  
OBSOLETE FEES AND MEDICAL WASTE CONTAINER  
LABELING (3/4/15 – FIRST READING; 3/18/15 – SECOND  
READING) (DISTRICTS: ALL)**

**OVERVIEW:**

Recent changes in State law and regulation necessitate revisions to the County Code of Regulatory Ordinances (County Code) in order to conform. Amendments to State law require businesses regulated by local, State-certified Unified Program Agencies (UPAs) to report certain facility information about the types and quantities of under and aboveground tanks, hazardous materials and hazardous waste via the Internet to the California Environmental Reporting System (“CERS”). (Health and Safety Code Section 25508.) Information reported by businesses was previously filed with the local agencies on paper forms, and the County Code still nominally requires those paper reports. Revision to the County Code is needed to conform to this new State law reporting procedure. Simplifying and clarifying amendments are also made to some of the same sections of the County Code.

State legislation passed in 2014 also eliminated reporting for some low risk activities, such as precious metals recovery, and increased reporting thresholds for some lower risk hazardous materials, such as refrigerant gasses, and carbon dioxide. The proposed amendments to County Code reflect these changes and eliminate corresponding local fees.

Today’s request requires two steps. On March 4, 2015, it is requested that the Board set a hearing for March 18, 2015, and provide public notice of the hearing. If the Board takes the actions recommended for March 4, 2015, then on March 18, 2015, after making the necessary findings, the Board is requested to adopt an ordinance to amend Title 6, Divisions 5 and 8 of the County Code of Regulatory Ordinances, relating to Unified Program facility reporting requirements, obsolete fees, and medical waste container labeling.

**FISCAL IMPACT:**

Funds for this request are not included in the Fiscal Year 2014-15 Operational Plan for the Department of Environmental Health. If approved, this request will result in a decrease of costs and revenue in an estimated amount of \$15,000 as changes in state law no longer require inspections and inventory for some customers. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

This request will have a positive effect on local businesses. The proposed ordinance eliminates the base fee for remote unmanned chemical storage sites exempted from inspection by recent legislation. Also, inventory fees are eliminated for substances that are no longer reportable. In addition, fees will no longer be collected for limited quantity medical waste haulers due to the elimination of the registration requirement.

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

On March 4, 2015:

Approve the introduction of the Ordinance (first reading), read title and waive further reading:

AN ORDINANCE AMENDING SECTIONS OF TITLE 6 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES RELATED TO UNIFIED PROGRAM FACILITY REPORTING REQUIREMENTS, OBSOLETE FEES AND MEDICAL WASTE CONTAINER LABELING.

If on March 4, 2015, the Board takes action as recommended then, on March 18, 2015:

1. In accordance with Section 15061(b)(3) of the State of California Environmental Quality Act (CEQA) Guidelines, find that it can be seen with certainty that there is no possibility this project may have a significant effect on the environment and that it is therefore exempt from CEQA.
2. Consider and adopt the Ordinance amending portions of Title 6 of the County Code of Regulatory Ordinances relating to the Unified Program Facility Reporting Requirements, obsolete fees, and medical waste container labeling. (second reading)

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board closed the Hearing and took action as recommended, on Consent, introducing the Ordinance for further Board consideration and adoption on March 18, 2015.

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

ABSENT: Horn

**2. SUBJECT: NOTICED PUBLIC HEARING:  
SECOND CONSIDERATION AND ADOPTION OF  
ORDINANCE: SOITEC SOLAR DEVELOPMENT;  
MOUNTAIN EMPIRE SUBREGIONAL PLAN AREA  
(DISTRICT: 2)**

**OVERVIEW:**

On February 4, 2015 (1), the Board introduced the Ordinance for further consideration and adoption on March 4, 2015.

Application Dates: May 15, 2012, June 15, 2012, August 22, 2012

This is a request for the Board of Supervisors to evaluate and consider the proposed Rugged Solar and Tierra Del Sol Solar concentrated photovoltaic energy projects in the Mountain Empire Subregional Plan area, and make a decision on the certification of the EIR.

Each project would include concentrated photovoltaic (CPV) technology which utilizes a dual-axis tracking system. The entire tracker assembly measures approximately 48 feet across by 25 feet tall and is mounted on a 28-inch diameter steel mast pole. Each of the projects would also include inverters to convert power from direct current (DC) to alternating current (AC), underground and overhead collector lines, internal fire access and service roads, an operation and maintenance building, and an onsite substation.

The application was first submitted in May of 2012, and in response to public input and analysis, the applicant has modified the proposed project and requested actions. The following table summarizes the four projects first evaluated in the EIR, the project modifications made through the processing of the EIR and the discretionary actions being requested at this time. In addition to the recommendations of the Planning Commission to adopt the Environmental Impact Report (EIR), adopt the Rezone resolution, adopt the Agricultural Preserve Disestablishment ordinance, and grant two Major Use Permits, the Department of Planning & Development Services (PDS) also recommends that the Board of Supervisors approve two Fire and Emergency Services Agreements, adopt a Franchise Agreement Ordinance and require the applicant to enter into an agreement to defend and indemnify the County.

	Site Location	Proposed Development	CEQA Analysis	Project Modifications under Alternative 2A	Discretionary Actions
Rugged Solar	East of Ribbonwood Road and west of McCain Valley Road	<ul style="list-style-type: none"> <li>• 765 acre site</li> <li>• 80 megawatt (MW)</li> <li>• Concentrated photovoltaic technology (CPV) (trackers)</li> <li>• Battery Storage</li> <li>• Temporary Batch Plant and Rock Crushing Facility</li> </ul>	EIR	Removal of 177 trackers	<ul style="list-style-type: none"> <li>• Major Use Permit</li> </ul>
Tierra Del Sol Solar	South of Tierra Del Sol and adjacent to the United States-Mexico border	<ul style="list-style-type: none"> <li>• 420 acre site</li> <li>• 60 MW</li> <li>• Concentrated photovoltaic technology (trackers)</li> <li>• 6 mile gen-tie</li> </ul>	EIR	Removal of 99 trackers	<ul style="list-style-type: none"> <li>• Agricultural Preserve Disestablishment</li> <li>• Rezone</li> <li>• Major Use Permit</li> <li>• Utility Franchise</li> </ul>
<b>THE COMPONENTS BELOW ARE NO LONGER A PART OF THE PROPOSED PROJECT</b>					
LanWest	South of Interstate-8 and north of Old Highway 80	<ul style="list-style-type: none"> <li>• 55 acre site</li> <li>• 6.5 MW</li> <li>• Concentrated photovoltaic technology (trackers)</li> </ul>	EIR	Elimination of project	<ul style="list-style-type: none"> <li>• Major Use Permit (Withdrawn)</li> </ul>
LanEast	South of Interstate-8 and north of Old Highway 80	<ul style="list-style-type: none"> <li>• 233 acre site</li> <li>• 22 MW</li> <li>• Concentrated photovoltaic technology (trackers)</li> </ul>	EIR	Elimination of project	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

Table 1: Project Overview

The project case numbers are: PDS2012-3910-120005 (ER), RUGGED SOLAR, PDS2012-3300-12-007 (MUP); TIERRA DEL SOL SOLAR, PDS2012-3600-12-005 (REZ), PDS2012-3921-77-046-01 (AP DIS), PDS2012-3300-12-010 (MUP).

57<sup>th</sup> Edition Thomas Guide Page 1300 D/1, D/2, D/3, E/1, E/2, E/3, E/4, F/4, G/2, G/3, H/2, H/3, Page 1391 J/7, Page 1320 A/7, Page 1339 and Page 1340

**FISCAL IMPACT:**  
N/A

**BUSINESS IMPACT STATEMENT:**  
N/A

**RECOMMENDATION:**

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Adopt Ordinance entitled: “AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, GRANTING TO TIERRA DEL SOL SOLAR FARM LLC TO INSTALL, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE AN UNDERGROUND ELECTRIC TRANSMISSION SYSTEM IN TIERRA DEL SOL ROAD” (Attachment I).

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor R. Roberts, the Board closed the Hearing and denied the Tierra Del Sol Franchise ordinance.

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

ABSENT: Horn

**3. SUBJECT: 2014 GENERAL PLAN ANNUAL PROGRESS REPORT (DISTRICTS: ALL)**

**OVERVIEW:**

In accordance with State law, all counties must submit an annual progress report (APR) to the Board of Supervisors on the status of the General Plan implementation by April 1 of each year. Upon receipt by the Board of Supervisors, copies of the APR must also be provided to the State Office of Planning & Research (OPR) and State Housing and Community Development Department (HCD). Submission of the APR to HCD fulfills statutory requirements to report certain information pertaining to the Housing Element, including the County’s progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The purpose of the APR is to inform the Board of Supervisors and residents of San Diego County about the status of implementing the County General Plan, housing issues, and major planning projects for the unincorporated county. It summarizes the planning activities for the unincorporated portions of San Diego county calendar year from January 1 to December 31, 2014, and identifies ongoing and completed relevant planning activities, programs, and permits. The APR is provided as Attachment A.

**FISCAL IMPACT:**

There is no fiscal impact associated with the General Plan Annual Progress Report. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:  
CHIEF ADMINISTRATIVE OFFICER**

Receive the 2014 General Plan Annual Progress Report, which includes the 2014 Housing Element Annual Report (Attachment A).

**ACTION:**

ON MOTION of Supervisor R. Roberts, seconded by Supervisor Cox, the Board received the 2014 General Plan Annual Progress Report and directed the Chief Administrative Officer to return to the Board on April 22, 2015 with a report on options related to Land Use Policy 1.2 for the Board's consideration; without slowing down current applications being processed by the Department.

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

ABSENT: Horn

4. **SUBJECT: SECOND CONSIDERATION AND ADOPTION OF ORDINANCE: ADOPT A RESOLUTION ORDERING DISSOLUTION OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 SUNNY ACRES IN THE ALPINE AREA (2/4/15 – FIRST READING ORDINANCE; 3/4/15 – ADOPT ORDINANCE AND DISSOLUTION RESOLUTION) (DISTRICT: 2)**

**OVERVIEW:**

On February 4, 2015 (4), the Board introduced the Ordinance for further consideration and adoption on March 4, 2015.

Permanent Road Division Zone No. 1002 – Sunny Acres (Zone) was formed as a Permanent Road Division on March 23, 1999 (24), for improving and maintaining Sunny Acres Avenue, a 364-foot road segment. The Zone is located in the Alpine area of San Diego county (57th Edition Thomas Guide Page 1234, G-5).

On March 24, 2014, the Department of Public Works received a petition from a Zone property owner requesting dissolution of Permanent Road Division Zone No. 1002 – Sunny Acres. This petition was signed by 56 percent of the property owners, representing 61 percent of the benefit units within the Zone boundary and is being presented to the Board based on the desires of the property owners within the PRD boundary. There is no additional maintenance being required and there is sufficient funding to close the account so County staff have no concerns with this request.

This action requires two steps. On February 4, 2015, the Board will introduce an ordinance to dissolve Permanent Road Division Zone No. 1002 – Sunny Acres. If the Board takes action on February 4, 2015, then on March 4, 2015, the Board is asked to adopt a Resolution to dissolve Permanent Road Division Zone No. 1002 – Sunny Acres and repeal the related Ordinance authorizing the collection of benefit charges within the boundaries of the Zone.



**FISCAL IMPACT:**

The Permanent Road Division Zone No. 1002 – Sunny Acres current cash balance is approximately \$11,500. Dissolution costs will be about \$7,500, leaving approximately \$4,000 to be refunded to the property owners. This number could be slightly less, based on expenses between today and final dissolution. Upon dissolution, Sunny Acres Avenue will become the responsibility of the property owners who share road ownership. Thereafter, the County will have no responsibility for road maintenance. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Adopt Ordinance entitled: AN ORDINANCE TO REPEAL ORDINANCE NO. 9126 (NEW SERIES) PROVIDING A PROCEDURE FOR FIXING AND COLLECTING CHARGES ON THE TAX ROLL FOR SERVICES AND CONTINUING IN EFFECT THE PREVIOUSLY APPROVED MAXIMUM CHARGE WITHIN SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 – SUNNY ACRES.
2. Adopt Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ORDERING DISSOLUTION OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 - SUNNY ACRES WITHOUT AN ELECTION.
3. Authorize the Director, Department of Public Works and the Auditor & Controller, once dissolution is complete and refunds have been issued to property owners, to take any action necessary to close out all residual funds and transfer to the General Fund relative to Permanent Road Division Zone No. 1002 – Sunny Acres.

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended, on Consent, adopting Ordinance No. 10376 (N.S.) entitled: AN ORDINANCE TO REPEAL ORDINANCE NO. 9126 (NEW SERIES) PROVIDING A PROCEDURE FOR FIXING AND COLLECTING CHARGES ON THE TAX ROLL FOR SERVICES AND CONTINUING IN EFFECT THE PREVIOUSLY APPROVED MAXIMUM CHARGE WITHIN SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 – SUNNY ACRES; and Resolution No. 15-020, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ORDERING DISSOLUTION OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 1002 - SUNNY ACRES WITHOUT AN ELECTION.

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

ABSENT: Horn

**5. SUBJECT: MCCLELLAN-PALOMAR AIRPORT – AMENDMENT TO AVIATION LEASE WITH CIVIC HELICOPTERS, INC. (DISTRICT: 5)**

**OVERVIEW:**

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

On June 13, 2007 (5), the Board approved two, 40-year aviation leases with Civic Helicopters, Inc., at McClellan-Palomar Airport. Civic Helicopters, Inc. has developed facilities to provide helicopter services and training. Civic Helicopters, Inc. has two leases at the airport, one for 1.14 acres and one for 0.3 acres. The smaller lease is a paved area located adjacent to the County’s helipad and is used for helicopter parking only. California Department of Transportation’s Division of Aeronautics has determined a portion of this parking lease should no longer be used, to allow more open area around the helipad for safety purposes. County and Civic Helicopters, Inc. have agreed to amend the lease to revise the leased area.

This is a request to approve an amendment to the lease with Civic Helicopters, Inc. (County Contract No. 121962) to reduce the premises from 0.3 acres to 0.26 acres and to reduce rent proportionally. This amendment would adjust the lease to reflect the area allowed to be used.

**FISCAL IMPACT:**

Funds for this request are included in the Fiscal Year 2014-15 Operational Plan for the Airport Enterprise Fund. If approved, this request would result in total annual revenue of \$14,706 in Fiscal Year 2014-15, a decrease of \$510 from the amount budgeted. The funding source for revenue is rental payments from the lessee under the terms of the amended lease agreement. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendment is categorically exempt from CEQA review as it consists of the leasing of existing facilities involving negligible or no expansion of existing use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the Second Amendment to Aviation Lease Agreement with Civic Helicopters, Inc, County Contract No. 121962. **(4 VOTES)**

**ACTION:**

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

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

ABSENT: Horn

**6. SUBJECT: ACCEPTANCE OF A DONATION OF A PORTABLE STAGE TO THE DEPARTMENT OF PARKS AND RECREATION FOR USE AT RANCHO GUAJOME ADOBE PARK (DISTRICT: 5)**

**OVERVIEW:**

Rancho Guajome Adobe Park is a 152-acre park located in the incorporated community of Vista (57th Edition Thomas Guide page 1087, F2). The park features a historic adobe structure, gardens, restrooms, picnic areas, and hiking trails.

The San Diego County Parks Society (Parks Society), a nonprofit organization committed to promoting the County of San Diego Department of Parks and Recreation (DPR) and assisting in the support of its programs, proposes to donate one portable stage to DPR for use at Rancho Guajome Adobe Park. The stage will be used for music, dance and cultural presentations as part of park special events. The total value of the donation, including the stage and delivery, is estimated at \$18,039. If approved, the stage is expected to be delivered by March 2015.

This request is to accept a donation from the Parks Society for a 32' X 32' portable stage with stairs and skirting to DPR for use at Rancho Guajome Adobe Park. In addition, today's action authorizes the Chairman of the Board of Supervisors to sign a letter of appreciation to the Parks Society for the donation.

**FISCAL IMPACT:**

There is no fiscal impact associated with accepting the donation of the stage, valued at \$18,039 from the San Diego County Parks Society. The Director, Department of Parks and Recreation (DPR), or his designee, shall oversee the delivery and use of the stage at Rancho Guajome Adobe Park. Maintenance of the stage will be provided by existing DPR staff. There will be no change in current year net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15311.

2. Pursuant to Administrative Code Section 66 and Board Policy A-112, accept a donation of a 32' X 32' portable stage with stairs and skirting (including delivery) to be located at Rancho Guajome Adobe Park valued at \$18,039 from the San Diego County Parks Society, to the Department of Parks and Recreation.
3. Authorize the Chairman of the Board of Supervisors to sign a letter of appreciation to the San Diego County Parks Society for the donation.

**ACTION:**

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

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

ABSENT: Horn

**7. SUBJECT: GILLESPIE FIELD – AMENDMENTS TO SIX CUYAMACA WEST UNIT 2 INDUSTRIAL PARK LEASES TO IMPLEMENT RENT ADJUSTMENTS (DISTRICT: 2)**

**OVERVIEW:**

Gillespie Field is a general aviation airport owned and operated by the County of San Diego and located within the municipal limits of the City of El Cajon and City of Santee (57th Edition Thomas Guide Page 1251, D-1). In addition to aviation-related facilities and infrastructure, Gillespie Field includes three industrial parks: Gillespie Field Industrial Park, Cuyamaca West Unit 1 Industrial Park, and Cuyamaca West Unit 2 Industrial Park. The County leases land at these industrial parks to multiple businesses providing goods and services to the general public.

On May 20, 1997 (6), the Board approved a Development Agreement and Option to Lease with Sciacca Development Corporation and Matsix Investments, Inc. for Cuyamaca West Unit 2 Industrial Park, and authorized the Director, Department of General Services, to execute leases according to an agreed upon schedule to allow time for the firms to attract tenants. The developer was successful in attracting tenants and on May 1, 2000, the Director, Department of General Services, executed leases for Lots 16, 17 and 18, and on October 1, 2000, leases for Lots 19, 20 and 21.

Lot 16 is leased by Pacific Gillespie Partners III, LLC. Lots 17 and 18 are leased by Pacific Gillespie Partners III, LP. Lots 19, 20 and 21 are leased by Pacific Gillespie Partners IV, LP. County leases typically provide for periodic rental rate renegotiations. Rents for Lots 16, 17 and 18 are due for renegotiated adjustment on May 1, 2015, and rents for Lots 19, 20 and 21 are due for renegotiated adjustment on October 1, 2015.

This is a request to approve amendments to these six leases. The lessees have all agreed to a 20 percent increase over the current rental rate, the maximum allowed under the lease terms. If the proposed action is adopted, upon the full implementation of all rental adjustments the total monthly rent for these six leases will increase by \$5,895 to a total monthly rent of \$35,371.

**FISCAL IMPACT:**

Funds for this request are partially included in the Fiscal Year 2014-15 Operational Plan for the Airport Enterprise Fund. If approved, this request would result in additional revenue of \$6,242, for a total annual revenue of \$359,954 in Fiscal Year 2014-15. For Fiscal Year 2015-16, it would result in additional revenue of \$24,966, for a total annual revenue of \$416,130. For each of these six leases, annual revenue in Fiscal Year 2014-15 would be: \$54,586 for County Contract No. 75288R (Lot 16), \$71,770 for County Contract No. 75289R (Lot 17), \$67,158 for County Contract No. 75290R (Lot 18), \$50,508 for County Contract No. 75364R (Lot 19), \$66,588 for County Contract No. 75365R (Lot 20), and \$49,344 for County Contract No. 75366R (Lot 21). In Fiscal Year 2015-16 this request will result in annual revenue for the six leases of: \$63,396 for County Contract No. 75288R (Lot 16), \$83,340 for County Contract No. 75289R (Lot 17), \$77,988 for County Contract No. 75290R (Lot 18), \$58,086 for County Contract No. 75364R (Lot 19), \$76,569 for County Contract No. 75365R (Lot 20), and \$56,751 for County Contract No. 75366R (Lot 21). The funding source for additional revenue is rental payments from the lessees under the terms of the amended lease agreements. These leases provide that the rent is subject to Consumer Price Index adjustments every five years and renegotiations every 15 years. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendments are categorically exempt from CEQA review as they consist of the leasing of existing facilities involving negligible or no expansion of existing use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the First Amendment to Industrial Ground Lease Agreement with Pacific Gillespie Partners III, LLC, County Contract No. 75288R (Lot 16). **(4 VOTES)**
3. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies each of the First Amendment to Industrial Ground Lease for County Contract No. 75289R (Lot 17) and the First Amendment to Industrial Ground Lease for County Contract No. 75290R (Lot 18), both with Pacific Gillespie Partners III, LP. **(4 VOTES)**

4. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies each of the First Amendment to Industrial Ground Lease Agreement for County Contract No. 75364R (Lot 19), the First Amendment to Industrial Ground Lease for County Contract No. 75365R (Lot 20) and the First Amendment to Industrial Ground Lease for County Contract No. 75366R (Lot 21), all three with Pacific Gillespie Partners IV, LP. **(4 VOTES)**

**ACTION:**

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

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

ABSENT: Horn

8. **SUBJECT: ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD A CONTRACT FOR THE CONSTRUCTION OF BANCROFT ELEMENTARY SCHOOL SIDEWALK IMPROVEMENT PROJECT (DISTRICT: 2)**

**OVERVIEW:**

This is a request to appropriate funds and authorize the construction of a state-funded Safe Routes to School (SR2S) sidewalk improvement project. The project is located in the unincorporated community of Spring Valley, north of State Route 94 and east of State Route 125 on Tyler Street between Sweetwater Road and Bancroft Elementary School (57th Edition Thomas Guide Page 1271-A7). The project will construct an Americans with Disabilities Act (ADA) compliant sidewalk and related storm drain improvements along the north side of Tyler Street between Sweetwater Road and Bancroft Drive. The project will benefit the community by enhancing pedestrian safety, accessibility and walkability in this heavily-traveled, residential area. The sidewalk improvements will provide a walkway that will serve elementary school children and their parents walking to school.

This is a request to establish appropriations, approve advertisement and subsequent construction contract award to the lowest responsive and responsible bidder for the Bancroft Elementary School Sidewalk Improvement project. Upon Board approval, the Department of Purchasing and Contracting will advertise and subsequently award a contract for construction. Construction is scheduled to begin in summer 2015 and be completed in fall 2015. The estimated construction cost for the project is \$725,000, including contingency.

**FISCAL IMPACT:**

Funds for this request are partially included in the Fiscal Year 2014-15 Operational Plan in the Department of Public Works Detailed Work Program. If approved, construction costs for the Bancroft Elementary School Sidewalk Improvements project will be \$725,000, including contingency. The funding sources are available prior year Road Fund fund balance (\$161,700), State Safe Routes to School Program grant (\$331,100), and Highway User Tax Account (\$232,200). There will be no change in net General Fund costs and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

County construction contracts are competitively bid and help stimulate the local economy.

**RECOMMENDATION:**

**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 state CEQA Guidelines because it involves the minor alteration of existing public roadway with no or negligible expansion of existing use.
2. Establish appropriations of \$492,800 in the Department of Public Works Detailed Work Program for construction of the Bancroft Elementary School Sidewalk project based on available prior year Road Fund fund balance (\$161,700) and unanticipated revenue from State Safe Routes to School Program grant (\$331,100). **(4 VOTES)**
3. Authorize the Director, Department of Purchasing and Contracting, to take any action necessary to advertise and award a contract and to take other actions authorized by Section 401, et seq. of the Administrative Code with respect to contracting for subject public works project.
4. Designate the Director, Department of Public Works, as County Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Projects.

**ACTION:**

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

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

ABSENT: Horn

**9. SUBJECT: REINSTATE LOAN AGREEMENT BETWEEN THE COUNTY AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN DIEGO (DISTRICTS: ALL)**

**OVERVIEW:**

The Redevelopment Agency of the County of San Diego (Redevelopment Agency) was formed on October 14, 1974 (5 and 6), by County Ordinance 4393 pursuant to California Redevelopment Law (Health and Safety Code section 33000 et seq). The Redevelopment Plan for the Gillespie Field Redevelopment Project Area (Project Area) was adopted on July 7, 1987 (53), by County Ordinance No. 7339 and by El Cajon City Council on July 14, 1987, by Ordinance No. 4036. The Project Area is a contiguous area of about 746 acres located at Gillespie Field Airport. The Project Area was established with the goal of alleviating blight, deterioration and stagnation of the Project Area attributable primarily to inadequate public improvements. Consistent with Redevelopment Law, the Project Area was funded initially by loans from the Airport Enterprise Fund (AEF) to plan and implement the redevelopment project area plan.

On December 1, 1987 (11 thru 13), the Board of Supervisors and the Redevelopment Agency approved an agreement between the County of San Diego and the Redevelopment Agency establishing terms and conditions of amounts loaned by the AEF to the Redevelopment Agency to finance redevelopment activities in the Project Area. The Redevelopment Agency borrowed a total principal amount of \$9,636,875 from the AEF between Fiscal Year 1987-88 and Fiscal Year 2000-01. As of January 31, 2012, the Redevelopment Agency has made principal repayments of \$6,273,672. The current outstanding principal balance owed by the Redevelopment Agency to the AEF is \$3,363,203 plus accrued interest of \$379,603.

The Successor Agency to the Redevelopment Agency of the County of San Diego (Successor Agency) was established on January 24, 2012 (14), and the Redevelopment Agency was dissolved on February 1, 2012 pursuant to AB X1 26, the Dissolution Act. Loan agreements by and between the County of San Diego and the Redevelopment Agency became invalid and non-binding pursuant to this legislation. According to AB X1 26, the AEF loan to the Redevelopment Agency was not recognized as an enforceable obligation, and, therefore, repayment of the outstanding loan amount to the AEF was not permitted. However, under subsequent "clean-up" legislation (AB 1484), loans between the former Redevelopment Agency and the AEF may be re-established and deemed to be an enforceable obligation upon issuance of a "Finding of Completion" by the California Department of Finance (DOF) and a finding that the loan was for legitimate redevelopment purposes by the County Oversight Board (Oversight Board). The DOF issued its Finding of Completion on May 10, 2013.

On September 16, 2014 (SR03), the Successor Agency approved the Reinstated Loan Agreement (Agreement) between the County of San Diego and the Successor Agency and authorized the Secretary of the Successor Agency to execute the Agreement; additionally, the Successor Agency approved submitting the



Reinstated Loan Agreement (Attachment A) to the Oversight Board. On September 24, 2014 (2), the Oversight Board found that the loan had been used for legitimate redevelopment purposes and approved the Reinstated Loan Agreement and Oversight Board Resolution being sent to DOF for approval. On December 17, 2014, the DOF recognized the loan between the County of San Diego and the Successor Agency for the Gillespie project as an enforceable obligation for repayment subject to the repayment formula outlined in Health and Safety Code section 34191.4(b)(2)(A).

This is a request to approve the Reinstated Loan Agreement between the County and the Successor Agency to the Redevelopment Agency of the County of San Diego regarding the loan from the County's Airport Enterprise Fund to begin repayments beginning with Fiscal Year 2014-15.

**FISCAL IMPACT:**

Funds for this request are not included in the Fiscal Year 2014-15 Operational Plan for the Airport Enterprise Fund. Reinstatement of the loan agreement between the County and the Successor Agency will create enforceable obligation payments for the Successor Agency to make to the County for the repayment of Airport Enterprise Fund (AEF) principal loan of \$3,363,203 plus accrued interest of \$379,603. Repayments will be made by distributions from the Redevelopment Property Tax Trust Fund (RPTTF) to the County AEF. Pursuant to Health and Safety Code Section 34191.4(b)(2)(A), twenty percent of any loan repayment shall be deducted from loan repayments and will be allocated to the County's Low and Moderate Income Housing Asset Fund. The net amount expected to be received by the AEF for the repayment of this loan shall be approximately \$2,690,563 plus accrued interest of approximately \$303,683. The amount of each repayment will be subject to availability of funding in the RPTTF and the other requirements of AB 1484 and other applicable law. The Fiscal Year 2014-15 repayment amount is expected to be \$173,498. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed project is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15060(c)(3) because the activity is not a project as defined by Section 15378 of the state CEQA Guidelines.
2. Approve the Reinstated Loan Agreement between the County of San Diego and the Successor Agency to the Redevelopment Agency of the County of San Diego Regarding the Loan from the County's Airport Enterprise Fund.

**ACTION:**

Revising Recommendation No. 2 to read: “Approve the Reinstated Loan Agreement between the County of San Diego and the Successor Agency to the Redevelopment Agency of the County of San Diego Regarding the Loan from the County’s Airport Enterprise Fund, and authorize the Clerk of the Board to execute the agreement.” ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended, on Consent.

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

ABSENT: Horn

**10. SUBJECT: TRAFFIC ADVISORY COMMITTEE (DISTRICTS: ALL)**

**OVERVIEW:**

The Traffic Advisory Committee meets every six weeks to review proposed additions, deletions or changes to regulatory traffic controls. Six items were on the Committee’s December 12, 2014, meeting agenda. One item was continued prior to the meeting at the request of the Fallbrook Community Planning Group. The Committee recommends your action on the remaining five items.

**FISCAL IMPACT:**

Funds for this proposal are included in the Department of Public Works Road Fund Fiscal Year 2014-15 Operational Plan. If approved, there will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**TRAFFIC ADVISORY COMMITTEE**

District 2

2-A. Camino Monte Sombra from 500 feet east of Calle de la Sierra to the end (57th Edition Thomas Guide Page 1252-E4) El Cajon - Continue the existing temporary road closure established as a result of criminal activity for an additional 18 months.

2-B. El Nopal from Santee City Limits to Los Ranchitos Road (57th Edition Thomas Guide Page 1231-F3) Santee/Lakeside - Certify the existing 35 MPH speed limit for radar speed enforcement.

2-C. Hidden Mesa Road from Jamacha Road to the Cul-de-Sac (57th Edition Thomas Guide Page 1272-A1) El Cajon - Certify the existing 40 MPH speed limit for radar speed enforcement.

District 5

5-A. Continued prior to the meeting.

5-B. Elfin Forest Road from Harmony Grove Road to the San Marcos City Limit (57th Edition Thomas Guide Page 1148-H3) Elfin Forest – Recertify the existing 50 MPH speed limit for continued radar speed enforcement.

All Districts

A. Countywide Traffic Guidelines (Countywide) - Adopt the revised County of San Diego Traffic Guidelines.

**CHIEF ADMINISTRATIVE OFFICER**

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

2. Adopt the Traffic Advisory Committee’s recommendations.

3. Adopt the following Resolution:

RESOLUTION AMENDING TRAFFIC RESOLUTION  
NO. 2663 RELATING TO TEMPORARY ROAD CLOSURES  
IN THE COUNTY OF SAN DIEGO (Item 2-A).

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended, on Consent, adopting Resolution No. 15-021, entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 2663 RELATING TO TEMPORARY ROAD CLOSURES IN THE COUNTY OF SAN DIEGO.

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

ABSENT: Horn

**11. SUBJECT: PUBLIC COMMUNICATIONS (DISTRICTS: ALL)**

**OVERVIEW:**

Martha Welch spoke to the Board regarding Fracking and Section 8.

Robert Germann spoke to the Board regarding Gillespie Field Sports Village.

Charley Wolk spoke to the Board regarding Building Permit fees.

**ACTION:**

Heard, referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 10:06 a.m.

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

Consent: Zurita  
Discussion: Miller

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.