

APRIL 22, 2015

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, APRIL 22, 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 Bill Horn, Chairman; Dave Roberts, Vice Chairman; Greg Cox; Dianne Jacob; also David Hall, Clerk.

ABSENT: Supervisor Ron Roberts

Approval of Statement of Proceedings/Minutes for the meeting of April 8, 2015.

ACTION:

ON MOTION of Supervisor D. Roberts, seconded by Supervisor Jacob, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of April 8, 2015.

AYES: Cox, Jacob, D. Roberts, Horn

ABSENT: R. Roberts

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:
 OTAY BUSINESS PARK; OTAY SUBREGIONAL PLAN AREA
2. SET A HEARING FOR 5/13/2015:
 VISTA VALLEY COUNTRY CLUB OPEN SPACE EASEMENT VACATION
 AND MAJOR USE PERMIT; BONSALL COMMUNITY PLAN AREA
 (4/22/2015 – SET HEARING; 5/13/2015 – HOLD HEARING)
3. SUPPORT AB 392 (Atkins) - SAN DIEGO RIVER CONSERVANCY
4. 2014 MULTIPLE SPECIES CONSERVATION PROGRAM SOUTH COUNTY
 SUBAREA PLAN ANNUAL REPORT

5. GILLESPIE FIELD – NEW INDUSTRIAL LEASE FOR GKN AEROSPACE
CHEM-TRONICS, INC.
[FUNDING SOURCE: RENTAL PAYMENTS FROM THE LESSEE UNDER THE
TERMS OF THE NEW LEASE AGREEMENT]
(4 VOTES)

6. PUBLIC COMMUNICATIONS

**1. SUBJECT: NOTICED PUBLIC HEARING:
OTAY BUSINESS PARK; OTAY SUBREGIONAL PLAN AREA
(DISTRICT:1)**

OVERVIEW:

Application Dates: February 10, 2014 (Revised Tentative Map); July 1, 2014 (General Plan and Specific Plan Amendment)

This is a request for the Board of Supervisors to evaluate and consider the Otay Business Park Project, consisting of a General Plan Amendment, a Specific Plan Amendment, and a Revised Tentative Map.

The Otay Business Park Project proposes to remove the segment of Airway Road between Alta Road and Siempre Viva Road from the San Diego County General Plan Mobility Element and the East Otay Mesa Specific Plan. Additionally, the project proposes a Revised Tentative Map that would subdivide 161 acres into 32 commercial/industrial lots, two drainage/detention basin lots, one sewer pump station lot, and one future State Route 11 (SR-11) right-of-way lot.

These actions are necessitated by the changes to the future alignment of SR-11 and the location of the Point of Entry at the United States/Mexico International border that were required from the United States General Services Administration, the Federal Highway Administration and Caltrans.

The project site is located immediately adjacent to the United States/Mexico border at the southeast corner of the intersection of Alta Road and Airway Road in the East Otay Mesa Specific Plan Area within unincorporated San Diego County (57th Edition Thomas Guide Page 1352, D-3).

The project case numbers are: PDS2014-GPA-14-004; PDS2014-SPA-14-002; PDS2014-TM-5505R; PDS2014-ER-9319006WW.

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

On February 20, 2015, the Planning Commission considered the application and made the following recommendations to the Board of Supervisors:

1. Adopt the environmental findings included in Attachment G, which includes a finding that the previously certified Environmental Impact Report (EIR) is adequate for the proposed project.
2. Adopt the Resolution titled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT GPA 14-004 (Attachment C) for the reasons stated therein and discussed in this report.

3. Adopt the Resolution titled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA 14-002 (Attachment D) for the reasons stated therein and discussed in this report.
4. Adopt the FINAL NOTICE OF ACTION APPROVING A REVISED MAP FOR TENTATIVE MAP TM 5505R, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

The Department of Planning & Development Services concurs with the Planning Commission's recommendation.

ACTION:

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board closed the Hearing and took action as recommended, on Consent, adopting Resolution No. 15-044, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT GPA 14-004; and Resolution No. 15-045, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA 14-002.

AYES: Cox, Jacob, D. Robert, Horn

ABSENT: R. Roberts

2. **SUBJECT: SET A HEARING FOR 5/13/2015:
VISTA VALLEY COUNTRY CLUB OPEN SPACE
EASEMENT VACATION AND MAJOR USE PERMIT;
BONSALL COMMUNITY PLAN AREA (4/22/2015 – SET
HEARING; 5/13/2015 – HOLD HEARING) (DISTRICT: 5)**

OVERVIEW:

Application date: June 3, 2014

This is a request for the Board of Supervisors (Board) to consider a Major Use Permit (MUP) for a private country club pool facility and the vacation of an open space easement (VAC) pursuant to Board Policy I-103 Open Space Easement Vacations and the Streets and Highway Code.

The subject property is a 9.57 acre site located in the Bonsall Community Plan area, 2.25 miles west of Interstate 15 (I-15) and 1,500 feet south of Gopher Canyon Road.

The MUP is for a private country club pool facility, adjacent to the existing Vista Valley Country Club and Golf Course, under the Zoning Use Type "Participant Sports and Recreation". This permit would authorize the construction of two main buildings, four patio covers, two pools and parking for 37 vehicles. The project would also require the dedication of 4.5 acres of Diegan coastal sage scrub into biological open space. Currently, the site is improved with a single family

dwelling, detached garage and two storage buildings. The dwelling and detached garage will be retained as a caretakers quarters and the two storage buildings will be demolished.

Zoning Ordinance Section 7352c. specifies that a use permit filed concurrently with any other application which is under the original jurisdiction of the Board, shall be under the original jurisdiction of the Board and shall receive a recommendation from the Planning Commission prior to action by the Board. As such, the MUP was reviewed by the Planning Commission and their recommendation included in this report for consideration by the Board.

The open space easement requested to be vacated by the applicant was recorded in association with the Vista Valley Country Club and Golf Course Tentative Map 3791-1, April 23, 1980. The intent of the open space easement was written into the easement language as "... being understood that the purpose of this easement is solely to restrict the uses to which the subject land may be put". The applicant's request a vacation of 0.33 acre of the 1.8 acre open space easement parcel.

Today's request requires two steps: On April 22, 2015, it is requested that the Board set a date for a public hearing on May 13, 2015 and provide public notice of that hearing. If the Board takes the actions recommended for April 22, 2015, then on May 13, 2015, it is requested that the Board consider and adopt a resolution to grant the MUP and vacate the referenced open space easement and record the Resolution of Vacation.

The project is located at 29455 Hoxie Ranch Road, in the Bonsall Community Plan Area, Thomas Guide Page 1068 D/7.

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

On March 13, 2015, the Planning Commission considered the MUP and associated environmental document and made the following recommendations to the Board:

1. Adopt the environmental findings included in Attachment E, which includes the adoption of a Mitigated Negative Declaration (MND), included in Attachment F, pursuant to the California Environmental Quality Act (CEQA) Guidelines.
2. Grant PDS2014-MUP-14-021, which includes the requirements and conditions set forth in the MUP Form of Decision in Attachment D.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

The Department concurs with the recommendations of the Planning Commission and further recommends the Board take the following actions on April 22, 2015:

1. Set a public hearing date for May 13, 2015 at 9:00 a.m. to consider vacating 0.33 acre of a 1.8 acre open space easement as detailed in Attachment C and PDS2014-MUP-14-021 as detailed in Attachment D.
2. Direct the Clerk of the Board of Supervisors to provide notice of the hearing via publication and posting as required by law.

If on April 22, 2015 the Board takes the actions recommended in items 1 – 2, then on May 13, 2015:

1. Adopt the environmental findings included in Attachment E, which includes the adoption of an MND, included in Attachment F, pursuant to the CEQA Guidelines.
2. Adopt the resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING PUBLIC SERVICE EASEMENT PDS2014-VAC-14-002. (Attachment C).
3. Direct the Clerk of the Board to record this resolution pursuant to the Streets and Highways Code Section 8325.
4. Grant PDS2014-MUP-14-021 and impose the requirements and conditions set forth in the MUP Form of Decision (Attachment D).

ACTION:

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended, on Consent, setting a Hearing for May 13, 2015.

AYES: Cox, Jacob, D. Robert, Horn

ABSENT: R. Roberts

3. SUBJECT: SUPPORT AB 392 (Atkins) - SAN DIEGO RIVER CONSERVANCY (DISTRICTS: ALL)

OVERVIEW:

The San Diego River Conservancy was established by an act of the California Legislature (AB 2156 – Kehoe) to preserve, restore and enhance the San Diego River Area by acquiring land, conserving open space, protecting vital wildlife and habitat, as well as providing recreational opportunities such as riding and hiking trails for the public. All in all, the Conservancy’s goal is to complete a river-long park and trail stretching 52-miles from the unincorporated community of Julian to the Pacific Ocean.

Existing law provides that the San Diego River Conservancy and its 13-member governing board will remain in effect until January 1, 2020.

Today's action would demonstrate the County of San Diego's support for AB 392 which would delete the January 1, 2020 repeal date and thereby extend the operation of the San Diego River Conservancy indefinitely.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

SUPERVISOR DIANNE JACOB

Direct the Chief Administrative Officer to draft a letter expressing this Board of Supervisors' support for State Assembly Bill 392 to San Diego County's legislative representatives in Sacramento and to add to the County's Legislative Program support for legislation that would permanently remove the sunset date in the San Diego River Conservancy Act, which establishes the San Diego River Conservancy.

ACTION:

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

AYES: Cox, Jacob, D. Robert, Horn

ABSENT: R. Roberts

**4. SUBJECT: 2014 MULTIPLE SPECIES CONSERVATION PROGRAM
SOUTH COUNTY SUBAREA PLAN ANNUAL REPORT
(DISTRICTS: ALL)**

OVERVIEW:

On October 22, 1997 (1), the Board of Supervisors (Board) adopted the County of San Diego Multiple Species Conservation Program (MSCP) South County Subarea Plan. The associated Implementing Agreement between the County of San Diego, California Department of Fish and Wildlife and United States Fish and Wildlife Service became effective on March 17, 1998. The Implementing Agreement requires the County to prepare an annual accounting of 1) all habitat gained through acquisitions or dedications of open space; and 2) all habitat lost as a result of discretionary land use and certain ministerial actions.

The 2014 MSCP South County Subarea Plan Annual Report summarizes habitat gains and losses within the South County Subarea for the period of January 1, 2014 through December 31, 2014. This report also includes a discussion of management and monitoring programs and funding sources utilized by the County to meet its obligations pursuant to the Implementing Agreement.

Today's requested action is to receive the 2014 MSCP South County Subarea Plan Annual Report.

FISCAL IMPACT:

There is no fiscal impact associated with the Board's acceptance of the 2014 MSCP South County Subarea Plan Annual Report. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

Receive the 2014 Multiple Species Conservation Program South County Subarea Plan Annual Report (Attachment A).

ACTION:

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

AYES: Cox, Jacob, D. Robert, Horn

ABSENT: R. Roberts

5. SUBJECT: GILLESPIE FIELD – NEW INDUSTRIAL LEASE FOR GKN AEROSPACE CHEM-TRONICS, INC. (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. The County leases land at these industrial parks to multiple businesses providing goods and services to the general public.

On June 21, 1966 (71), the Board of Supervisors approved a 49-year lease with The Lahid Company for a 1.46-acre parcel located in the industrial area of Gillespie Field, currently known as County Contract No. 03420R. This lease was subsequently amended five times. In 1976, the lease was assigned to Chemtronics, Inc., which later changed its name to GKN Aerospace Chem-Tronics, Inc. This lease terminates on June 30, 2015. GKN Aerospace Chem-Tronics, Inc. has requested a new lease, which would replace the existing lease upon its termination. GKN Aerospace Chem-Tronics, Inc. also has three other leaseholds at Gillespie Field, as well as facilities on land it owns adjacent to the airport.

This is a request to approve a new 25-year industrial lease with GKN Aerospace Chem-Tronics, Inc. If the proposed action is adopted, the monthly rent will increase from \$2,178 to \$7,035, which is consistent with market rate and the rates that GKN Aerospace Chem-Tronics, Inc. currently pays for its adjacent leaseholds.

FISCAL IMPACT:

If approved, this request would result in total annual revenue of \$84,420 in Fiscal Year 2015-16, an increase of \$58,284 per year over current year revenue, and will be included in the Fiscal Year 2015-16 CAO Recommended Operational Plan for the Airport Enterprise Fund. The funding source for this additional revenue is rental payments from the lessee under the terms of the new lease agreement. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT:

This ground lease provides economic benefits and jobs to the surrounding community.

RECOMMENDATION:

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines that the proposed new lease 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 Industrial Lease with GKN Aerospace Chem-Tronics, Inc.
(4 VOTES)

ACTION:

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

AYES: Cox, Jacob, D. Robert, Horn

ABSENT: R. Roberts

6. SUBJECT: PUBLIC COMMUNICATIONS (DISTRICTS: ALL)

OVERVIEW:

Martha Welch spoke to the Board regarding prison food.

ACTION:

Heard, referred to the Chief Administrative Officer.

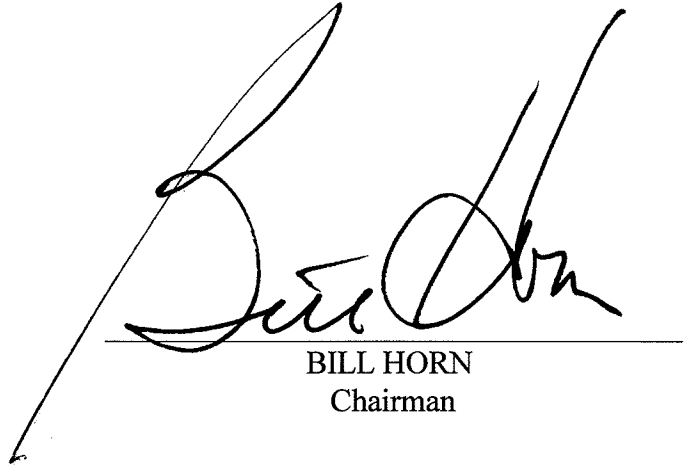
There being no further business, the Board adjourned at 9:18 a.m. in the memory of Lee Mather and Peter Riddle.

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

Consent: Vizcarra
Discussion: Panfil

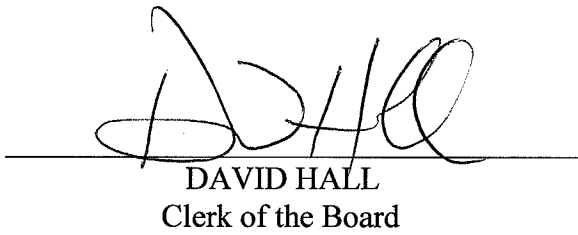
NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Supervisors, on Wednesday, May 6, 2015.



BILL HORN
Chairman

Attest:



DAVID HALL
Clerk of the Board

4/22/15