

**August 30, 2023**

**STATEMENT OF PROCEEDINGS**

*The Minutes of the*

***BOARD OF SUPERVISORS  
REGULAR MEETING  
PLANNING AND LAND USE MATTERS***

**COUNTY OF SAN DIEGO**

STATEMENT OF PROCEEDINGS  
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS - LAND USE  
REGULAR MEETING  
**WEDNESDAY, AUGUST 30, 2023, 9:00 AM**  
COUNTY ADMINISTRATION CENTER, ROOM 310  
1600 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA

Order of Business

A. **REGULAR SESSION:** Meeting was called to order at 9:08 a.m.

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

**ABSENT:** (District 4 Seat Vacant)

B. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Supervisor, if applicable.**

Pursuant to Government Code Section 54953, Supervisor Lawson -Remer requested to participate remotely due to an emergency circumstance, stating she had tested positive for COVID-19. Supervisor Lawson-Remer stated no one over the age of 18 was in the room with her. **ON MOTION** of Supervisor Vargas, seconded by Supervisor Anderson, the Board of Supervisors approved the request for Supervisor Lawson-Remer to participate remotely due to an emergency circumstance.

**AYES:** Vargas, Anderson, Desmond

**ABSENT:** (District 4 Seat Vacant)

**RECUSED:** Lawson-Remer

C. **Closed Session Report**

D. **Non-Agenda Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.**

E. **Approval of the Statement of Proceedings/Minutes for the meeting of July 19, 2023.**

**ACTION:**

**ON MOTION** of Supervisor Anderson, seconded by Supervisor Desmond, the Board of Supervisors approved the Statement of Proceedings/Minutes for the Regular Board of Supervisors meeting of July 19, 2023.

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

**ABSENT:** (District 4 Seat Vacant)

F. **Consent Calendar**

G. **Discussion Items**

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

**Board of Supervisors' Agenda Items**

- | <b>Agenda #</b> | <b>Subject</b>  |
|-----------------|---|
| 1.              | LOAN REQUEST AND ESTABLISH APPROPRIATIONS FOR PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 101A - HI RIDGE ROAD IN LAKESIDE AND RELATED CEQA EXEMPTION<br>[FUNDING SOURCE: LOAN REVENUE FROM THE PERMANENT ROAD DIVISION ZONE INTERNAL SERVICE FUND AND AVAILABLE PRIOR YEAR PRD ZONE 101A FUND BALANCE]<br>(4 VOTES) |
| 2.              | GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE PLACER TRAIL, CREST / DEHESA / GRANITE HILLS / HARBISON CANYON COMMUNITY PLAN AREA (VAC 2022-0067)<br>[FUNDING SOURCE: DEPOSIT FROM THE APPLICANT]  |
| 3.              | GENERAL SERVICES - ADOPT RESOLUTION TO SUMMARILY VACATE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES, VALLEY CENTER COMMUNITY PLAN AREA (VACATION NO. 2023-0055)<br>[FUNDING SOURCE: DEPOSIT FROM THE APPLICANT]   |
| 4.              | TRAFFIC ADVISORY COMMITTEE AND RELATED CEQA EXEMPTION (08/30/2023 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE; 09/13/2023 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING)<br>[FUNDING SOURCE: STATE HIGHWAY USER TAX ACCOUNT]                                      |
| 5.              | NOTICED PUBLIC HEARING:<br>CAMPUS PARK WEST DEVELOPMENT PROJECT - APPROVE EXCHANGE OF REAL PROPERTY AND RELATED CEQA ADDENDUM TO A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT<br>(4 VOTES)  |
| 6.              | PUBLIC COMMUNICATION  |

1. **SUBJECT: LOAN REQUEST AND ESTABLISH APPROPRIATIONS FOR PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 101A - HI RIDGE ROAD IN LAKESIDE AND RELATED CEQA EXEMPTION (DISTRICT: 2)**

**OVERVIEW**

Special districts are created in order to provide new or enhanced local services and infrastructure to specific communities. Permanent Road Division (PRD) Zones are a type of special district that provides private road maintenance services and are governed under Streets and Highways Code Section 1160, et seq. The County of San Diego's (County) PRD Program is administered by the Department of Public Works (DPW) and provides maintenance services to approximately 100 miles of private roads in multiple unincorporated communities. DPW uses Pavement Condition Index (PCI), a numerical index between 0 and 100, to quantify the quality of the roads, with 100 being a road in the best condition. Road maintenance services are primarily funded by property owner paid assessments that are collected through the annual tax roll, reducing administrative costs from billing and payment collection. Regular road maintenance helps keep overall repair costs down, protects residents' investments in their properties, and enhances road safety by providing maintained access to homes and the community.

PRD Zone 101A-Hi Ridge Road (PRD Zone 101A), located in the unincorporated community of Lakeside, was formed in 1981 to provide maintenance services for 0.72 miles of Hi Ridge Road. Hi Ridge Road is in poor condition with a PCI of 40 and requires road resurfacing. Roads with a PCI between 25 and 50 are considered to be in poor condition. To fund the road work project, property owners within PRD Zone 101A approved a three-year phased rate increase and borrowing money through a loan from the County's Permanent Road Division Internal Service Fund. The Board of Supervisors (Board) approved the rate increase on July 8, 2020 (3) and the new rates were levied on the tax roll beginning in Fiscal Year (FY) 2020-21. Since the rate increase was approved in 2020, DPW staff have coordinated with property owners to finalize road work plans and \$35,000 has accrued in their account. With the approval of a loan of \$100,000, there will be sufficient funds needed to complete the road resurfacing, which has an estimated cost of \$135,000.

This is a request for the Board to adopt a resolution authorizing a loan and transfer of \$100,000 from the Permanent Road Division Internal Service Fund to the PRD Zone 101A Fund. The loan, principal and interest, will be repaid over five years beginning in FY 2023-24. The interest rate will be 3.44% as determined by the Treasurer-Tax Controller. It is also a request to establish an additional \$100,000 in appropriations to be added to the current Fiscal Year 2023-24 budget for the PRD Zone 101A fund. DPW anticipates beginning the road work in Fall 2023 and it will take approximately one (1) week to complete.

**RECOMMENDATION(S)**

**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 the activity involves approval of a funding mechanism for the purpose of repairing existing roads, involving negligible or no expansion of existing or former use.

2. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO AUTHORIZING TRANSFER OF MONEY TO SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 101A - HI RIDGE ROAD AND SCHEDULE FOR REPAYMENT TO THE COUNTY.
3. Establish appropriations of \$100,000 in Permanent Road Division Zone No. 101A - Hi Ridge Road, Service & Supplies, for road repairs based on a loan from the Permanent Road Division Internal Service Fund. (4 VOTES)

#### **EQUITY IMPACT STATEMENT**

Today's action continues the County's commitment to providing programs and services that enhance the health and safety of our local communities. The loan authorized in today's action will help fund a road work project that will improve the condition of Hi Ridge Road ensuring residents have safe access to and from their properties. Good condition roads will also improve delivery services and ensure timely emergency response for property owners.

#### **SUSTAINABILITY IMPACT STATEMENT**

Today's action to authorize a loan for PRD Zone No. 101A - Hi Ridge Road (PRD Zone 101A) supports the County's Sustainability Goals to protect the environment, and health and well-being of residents. Performing road work in a timely manner prevents more costly repairs in the future, supporting both economic and environmental sustainability. Well-maintained roads also reduce costly vehicle maintenance and operation resources, supporting social sustainability. The proposed loan will help fund a road work project to improve Hi Ridge Road to good condition. Roads in good condition protect property owners' investments in their properties and provide economic benefits to the community.

#### **FISCAL IMPACT**

Funds for this request are partially included in the Fiscal Year 2023-24 Operational Plan in the Department of Public Works PRD Zone No. 101A - Hi Ridge Road (PRD Zone 101A), If approved, this request will result in current year costs and revenue of \$135,000 for road repairs. The funding source is loan revenue from the Permanent Road Division Zone Internal Service Fund (\$100,000) and available prior year PRD Zone 101A fund balance (\$35,000). The loan amount will be \$100,000 with a repayment schedule of five years beginning in Fiscal Year 2023-24 at a fixed simple interest rate of 3.44% percent, which is the current rate per annum received on similar types of investments by the County as determined by the County Treasurer-Tax Collector. Repayment of the loan will be funded through future annual benefit assessments collected on the tax rolls within PRD Zone No. 101A - Hi Ridge Road, and annual payments are estimated at \$21,892. 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 Desmond, seconded by Supervisor Vargas, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 23-111, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO AUTHORIZING TRANSFER OF MONEY TO SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 101A - HI RIDGE ROAD AND SCHEDULE FOR REPAYMENT TO THE COUNTY.

AYES: Vargas, Anderson, Lawson-Remer, Desmond

ABSENT: (District 4 Seat Vacant)

2. **SUBJECT: GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE PLACER TRAIL, CREST / DEHESA / GRANITE HILLS / HARBISON CANYON COMMUNITY PLAN AREA (VAC 2022-0067) (DISTRICT: 2)**

**OVERVIEW**

The Asset Management Division of the Department of General Services is processing a request to summarily vacate Placer Trail as dedicated to the County of San Diego (County). A summary vacation is a streamlined process by which a public road, or a public service easement is abandoned. A summary vacation may be requested by the public if the easement is found to be excess to County needs and is not required for the purposes for which it was obtained.

The property subject to the road vacation is located within the Crest / Dehesa / Granite Hills / Harbison Canyon Community Plan Area in the unincorporated communities of Crest, Dehesa, Granite Hills, and Harbison Canyon. The County Department of Public Works (DPW) has determined that Placer Trail is excess and no longer needed for present or future public use because the road was never constructed, is not County-maintained, and is not part of the General Plan Mobility Element. The easement for the Placer Trail cul-de-sac was originally planned to provide public access to 16 lots, but is no longer needed because the parcels were combined and are now under one ownership. The vacation of this road easement will remove an encumbrance that could allow for better use of the applicant's property.

Today's request is for the Board of Supervisors to adopt a Resolution to summarily vacate Placer Trail, which is excess right-of-way not required for street or highway purposes.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of a public highway easement that is not needed for public road purposes, and will not have a reasonably foreseeable direct or indirect effect on the environment and is therefore not a project subject to CEQA as defined in section 15378.

2. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE PLACER TRAIL, CREST / DEHESA / GRANITE HILLS / HARBISON CANYON COMMUNITY PLAN AREA (VAC 2022-0067) (Attachment C, on file with the Clerk of the Board).
3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2022-0067 pursuant to State of California Streets and Highways Code Section 8336.

#### **EQUITY IMPACT STATEMENT**

The resolution to remove an encumbrance from private land that is no longer needed for public purposes will provide an overall public benefit and improve the use of the land made available by the vacation. The proposed summary vacation is located in a residential zoned area and will allow the applicant better use their property. The existing surrounding road system will continue to provide adequate access for the property and will not preclude future development.

#### **SUSTAINABILITY IMPACT STATEMENT**

The proposed action to summarily vacate Placer Trail contributes to the County of San Diego Sustainability Goal No. 1 to engage the community to partner and participate in decisions that impact their lives and communities and Goal No. 2 to provide just and equitable access to develop their land. This action will impact the property owner directly by providing improved use of the property by unencumbering a portion the property for potential future development.

#### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2023-24 Operational Plan in the Department of General Services. If approved, this request will result in estimated costs and revenue of \$5,000 to process the proposed vacation. The funding source is a deposit from the applicant. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

#### **ACTION:**

ON MOTION of Supervisor Desmond, seconded by Supervisor Vargas, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 23-112, entitled: RESOLUTION TO SUMMARILY VACATE PLACER TRAIL, CREST / DEHESA / GRANITE HILLS / HARBISON CANYON COMMUNITY PLAN AREA (VAC 2022-0067).

AYES: Vargas, Anderson, Lawson-Remer, Desmond

ABSENT: (District 4 Seat Vacant)

**3. SUBJECT: GENERAL SERVICES - ADOPT RESOLUTION TO SUMMARILY VACATE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES, VALLEY CENTER COMMUNITY PLAN AREA (VACATION NO. 2023-0055) (DISTRICT: 5)**

**OVERVIEW**

The Asset Management Division of the Department of General Services is processing a request to summarily vacate public highway easement interests dedicated to the County of San Diego (County). A summary vacation is a streamlined process by which a public highway or public service easement is abandoned through one action. An easement may be summarily vacated if it is found to be excess to County needs and is not required for the purposes for which it was obtained. The applicant has requested to summarily vacate rights to extend and maintain drainage facilities, excavation and embankment slopes encumbering portions of their property and two other properties, that were granted as part of the Valley Center Road (North) Reconstruction Project in the document recorded October 27, 2006, as Document No. 2006-0764360 of Official Records, and as shown on County of San Diego Tract No's. 5603-1, 5603-2 and 5603-4.

The easement interests that are the subject of this request are in the unincorporated Valley Center Community Plan Area. The public highway easement rights are no longer needed because they have been determined to be excess by the County, and there are no other public facilities within the easements that would be affected by this vacation. Specifically, the Department of Public Works has determined the rights to extend and maintain drainage facilities, excavation and embankment slopes beyond the limits of Valley Center Road are no longer needed because the roadway has been constructed as conditioned by the Tract Maps and these rights are not required for current or prospective public use.

Today's request is for the Board of Supervisors to adopt a resolution to summarily vacate the highway embankment slope and drainage easement rights. The easement interests are described and depicted in Attachment C.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of public highway easement rights that are not needed for public purposes, and will not have a reasonably foreseeable direct or indirect effect on the environment and is therefore not a project subject to CEQA as defined in section 15378.
2. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES, VALLEY CENTER COMMUNITY PLAN AREA (VACATION NO. 2023-0055) (DISTRICT: 5).
3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2023-0055-A pursuant to State of California Streets and Highways Code Section 8336.



### **EQUITY IMPACT STATEMENT**

This resolution will provide public benefit through improved use of the lands made available by the vacation. The proposed summary vacation is in the public interest because there is a public convenience associated with the removal of encumbrances from private lands that are no longer needed for public road purposes. The existing Valley Center Road is improved and these easement rights are no longer required, and the summary vacation would not preclude future development.

### **SUSTAINABILITY IMPACT STATEMENT**

The proposed action to summarily vacate rights to extend and maintain drainage facilities, excavation and embankment slopes contributes to the County of San Diego Sustainability Goal No. 1 to engage the community to partner and participate in decisions that impact their lives and communities and Goal No. 2 to provide just and equitable access to develop their land. This action will impact the property owner directly by providing improved use of the properties by unencumbering portions of their properties.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2023-24 Operational Plan in the Department of General Services. If approved, this request will result in estimated expenses of \$4,500 to process the proposed vacation. The funding source is a deposit from the applicant. There will be no change in net General Fund cost and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

N/A

### **ACTION:**

ON MOTION of Supervisor Desmond, seconded by Supervisor Vargas, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 23-113, entitled: RESOLUTION TO SUMMARILY VACATE RIGHTS TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES, VALLEY CENTER COMMUNITY PLAN AREA (VACATION NO. 2023-0055).

AYES: Vargas, Anderson, Lawson-Remer, Desmond

ABSENT: (District 4 Seat Vacant)

4. **SUBJECT: TRAFFIC ADVISORY COMMITTEE AND RELATED CEQA EXEMPTION (08/30/2023 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE; 09/13/2023 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING) (DISTRICTS: 2 & 5)**

### **OVERVIEW**

The Traffic Advisory Committee (TAC) supports the Department of Public Works (DPW) traffic engineering program. The TAC was established by the Board of Supervisors (Board) in the 1960s to provide traffic regulations and recommendations within the unincorporated areas of the San Diego region. The TAC proposes policies that will enhance safety, reduce congestion, and be legally enforceable. The TAC meets every six weeks to review proposed additions, deletions,

or changes to regulatory traffic control devices such as speed limits, stop signs, traffic signals, and parking regulations on County of San Diego (County) maintained roads. Upon receipt of a request or recommendation for the implementation of a traffic safety measure in unincorporated areas, the TAC reviews and investigates the requested item, including engineering and traffic condition studies. The TAC recommendations are provided to the Board for consideration.

The TAC recommends the Board act on six items from the April 28, 2023, TAC meeting agenda:

<b>Items from the 04/28/2023 TAC Meeting</b>			
<b>District</b>	<b>Item</b>	<b>Location</b>	<b>Action</b>
2	2-A	Pecan Park Ln/Rios Canyon Rd, from Olde Highway 80 to end of County-maintained road, in Lakeside	Certify the 35 MPH speed limit.
5	5-A*	Lilac Rd/Old Castle Rd, from Valley Center Rd to 550' east of Mile Post 6, in Valley Center	Revise the endpoint, reduce the 55 MPH speed limit to 45 MPH, and certify.
5	5-B*	Old Castle Rd, from 550' east of Mile Post 6 to Champagne Blvd, in Valley Center	Delete the speed zone and merge into Item 5-A above.
5	5-C*	Cole Grade Rd, from State Route 76 to Mc Nally Rd, in Valley Center	Merge into Item 5-D below.
5	5-D*	Cole Grade Rd, from Mc Nally Rd to 550 feet north of Fruitvale Rd, in Valley Center	Revise the endpoint, reduce the 55 MPH speed limit to 45 MPH, and certify.
5	5-E*	Cole Grade Rd, from 550 feet north of Fruitvale Rd to Valley Center Rd, in Valley Center	Reduce the 45 MPH speed limit to 40 MPH and certify.
*Indicates second reading of the ordinance is required.			

Properly posted speed limits provide feedback to drivers to improve traffic safety, reduce the number and severity of collisions, and allow for fair enforcement. Approval of Item 2-A on Pecan Park Lane/Rios Canyon Road in Lakeside (District 2), Item 5-A on Lilac Rd/Old Castle Road in Valley Center (District 5), Item 5-B on Old Castle Road in Valley Center (District 5), Item 5-C on Cole Grade Road in Valley Center (District 5), Item 5-D on Cole Grade Road in Valley Center (District 5), and Item 5-E on Cole Grade Road in Valley Center (District 5) would support speed enforcement which enhances roadway safety.

The Board's action on Item 2-A on Pecan Park Lane/Rios Canyon Road in Lakeside (District 2), regarding certification of the existing speed limit, does not revise the San Diego County Code of Regulatory Ordinances (County Code) and therefore does not require a second reading of an ordinance. Board direction on August 30, 2023, would allow implementation by DPW.

The Board's action on Item 5-A on Lilac Road/Old Castle Road in Valley Center (District 5), Item 5-B on Old Castle Road in Valley Center (District 5), Items 5-C, 5-D and 5-E on Cole Grade Road in Valley Center (District 5) would introduce an ordinance to amend and delete speed limit zones. This action would revise County Code and require two steps. On August 30, 2023, the Board would consider the TAC items. If the Board takes action as recommended on August 30, then on September 13, 2023, a second reading and adoption of ordinances amending County Code would be necessary to implement the Board's direction. If the proposed ordinance is altered on August 30, 2023, then on that date a subsequent meeting date will be selected for the ordinance's adoption.

**RECOMMENDATION(S)  
TRAFFIC ADVISORY COMMITTEE**

**District 2:**

Item 2-A. Pecan Park Lane /Rios Canyon Road from Olde Highway 80 to end of County maintained road in Lakeside - Certify the 35 MPH speed limit for radar enforcement.

**District 5:**

Item 5-A. Lilac Road/Old Castle Road from Valley Center Road to 550' east of Mile Post 6 in Valley Center - Relocate the western endpoint of the speed zone from 550' east of Mile Post 6 to Champagne Boulevard, reduce the 55 MPH and certify a 45 MPH speed limit for radar enforcement for the revised speed zone of Lilac Road/Old Castle Road from Valley Center Road to Champagne Boulevard.

Item 5-B. Old Castle Road from 550' east of Mile Post 6 to Champagne Boulevard in Valley Center - Delete this speed zone segment to merge into Item 5-A above.

Item 5-C. Cole Grade Road from State Route 76 to Mc Nally Road in Valley Center - Merge into Item 5-D below.

Item 5-D. Cole Grade Road from Mc Nally Road to 550' north of Fruitvale Road in Valley Center - Relocate the northern endpoint of the speed zone from Mc Nally Road to State Route 76, reduce the 55 MPH speed limit to 45 MPH, and certify for radar enforcement for the revised speed zone of Cole Grade Road from State Route 76 to 550 feet north of Fruitvale Road.

Item 5-E. Cole Grade Road from 550' north of Fruitvale Road to Valley Center Road in Valley Center - Reduce the 45 MPH speed limit to 40 MPH and certify for radar enforcement.

**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 on County of San Diego maintained roadways, resulting in negligible or no expansion of existing or former use.
2. Adopt the Traffic Advisory Committee's recommendations.

3. Approve the introduction of the following Ordinance:  
ORDINANCE AMENDING SECTIONS 72.161.24.3., 72.161.25. AND 72.161.25.1.  
AND DELETING SECTION 72.161.24.12. OF THE SAN DIEGO COUNTY CODE  
RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN  
DIEGO COUNTY (Items 5-A through 5-E).

If, on August 30, 2023, the Board takes action as recommended, then, on September 13, 2023:  
Consider and adopt the following Ordinance:

ORDINANCE AMENDING SECTIONS 72.161.24.3., 72.161.25. AND 72.161.25.1.  
AND DELETING SECTION 72.161.24.12. OF THE SAN DIEGO COUNTY CODE  
RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN  
DIEGO COUNTY (Items 5-A through 5-E).

### **EQUITY IMPACT STATEMENT**

The review of traffic signs, intersection controls, and roadway markings supports vehicle safety on County of San Diego-maintained roads. The transportation system must be safe for all road users, for all modes of transportation, in all communities, and for people of all incomes, races, ethnicities, ages, and abilities. Understanding travel patterns, where correctable crashes are occurring, and the disproportionate impacts on certain communities will allow the Department of Public Works (DPW) to identify actions to address the underlying causes, improve safety, and ensure there is justice in the enforcement of traffic regulations.

DPW's Local Roadway Safety Plan reviews correctable collisions along road segments within the unincorporated areas of the region and utilizes the Healthy Places Index (3.0) and CalEnviroScreen 4.0 to ensure underserved populations are prioritized. The Traffic Advisory Committee (TAC) relies on the Local Roadway Safety Plan and performs reviews of regulatory traffic control devices such as signs and markings. While adherence to sign and marking standards developed by the California Department of Transportation is crucial to obtaining the compliance of the majority of drivers, the TAC also relies on various community engagement methods such as the Tell Us Now! Mobile app, toll-free hotlines, and a customer service request program to intake reports on a wide variety of traffic concerns and ensure the concerns are addressed.

### **SUSTAINABILITY IMPACT STATEMENT**

The Traffic Advisory Committee has made addressing sustainability a top priority by partnering with local communities and industry leaders in a public forum every eight weeks to find timely, reasonable, and cost-effective in-road traffic solutions that reduce costly traffic delays, mitigate vehicle idling to reduce emissions, improve fire response times and regional readiness, and ensure justice in enforcement of traffic regulations.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2023-24 Operational Plan in the Department of Public Works Road Fund. If approved, this request will result in a current year cost of \$22,040 for staff time, materials, and supplies. The funding source is State Highway User Tax Account. There will be no change in net General Fund cost and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Vargas, seconded by Supervisor Anderson, the Board of Supervisors took action as recommended, to consider and adopt the Ordinance on September 13, 2023.

AYES: Vargas, Anderson, Lawson-Remer, Desmond

ABSENT: (District 4 Seat Vacant)

5. **SUBJECT: NOTICED PUBLIC HEARING:  
CAMPUS PARK WEST DEVELOPMENT PROJECT - APPROVE  
EXCHANGE OF REAL PROPERTY AND RELATED CEQA  
ADDENDUM TO A SUBSEQUENT ENVIRONMENTAL IMPACT  
REPORT (DISTRICT: 5)**

**OVERVIEW**

The Campus Park West development (Project), owned by LVPSD, LLC and LVP Revocable Trust, (collectively, Developer), is a 116-acre mixed-use master planned community that consists of approximately 513,000 square feet of commercial space, 120,000 square feet of industrial space and 283 residential condominiums for sale, with 31 acres of biological open space. The Project is located in the northeast corner of the State Route 76 (SR-76) and Interstate 15 interchange, within the unincorporated Fallbrook Community Plan area. On June 18, 2014 (1), the Board of Supervisors (Board) approved the Project and the associated Discretionary Permits, which included a General Plan Amendment and Environmental Impact Report.

A condition of Project approval requires the realignment of public roads, Pankey Road and Shearer Crossing, to allow for vehicular and ADA-compliant pedestrian access, and circulation to the Project's proposed commercial parcels south of SR-76, which are planned for general commercial uses like retail, restaurants, and other service type uses. The Project's improvements will include widening and realigning Pankey Road, which is currently an uncontrolled "T" intersection, to transition directly into Shearer Crossing and provide a four-way signalized intersection, approximately 400 feet south of SR-76. The realignment and widening will ensure safe traffic operations for all road users including pedestrians, bicyclists, and motorists. Pankey Road and Shearer Crossing are public roads, and the County of San Diego (County) owns the real property and right-of-way for the existing road alignments, which are within the development limits of the Project. To satisfy the conditions of approval, the Project is proposing to exchange real property and provide the County ownership and right-of-way to the new road alignment of Pankey Road and Shearer Crossing. This ownership exchange will provide the Developer with a portion (0.837 acres) of County-owned property located within the Project boundary, allowing the future development of the Project. In the majority of projects, the County has road right-of-way but does not own the underlying property in fee. Based on the County owning fee to the property within the right-of-way, the developer proposed a property exchange to realign the road and satisfy the condition.

The steps to complete the proposed exchange transaction are as follows: 1) the Board has to find that the property that is being exchanged with the Developer is exempt surplus land under Surplus Land Act Government Code Section 52441 (f)(1)(C) as the land the County is acquiring via this proposed exchange is necessary for the County's use, 2) if the Board finds that the

property in question is exempt surplus land, staff will submit the Board's findings to Housing and Community Development (HCD) at least 30 days prior to the finalizing the exchange transaction, 3) the County shall transfer ownership of a 2.038-acre portion of the County's area, valued at \$299,000 to the Developer; and 4) Developer shall transfer ownership of a 2.875-acre portion, valued at \$639,000 to the County. Although the property the County would receive has a higher value, no funds will be transferred as part of the transaction. If the Board does not approve today's action, then the project condition of approval could not be satisfied, and any changes would require a separate permit application for a Revised Tentative Map.

Today's request is to approve and authorize the exchange of real property between the County of San Diego and the Developer after making the necessary environmental findings.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the subsequent environmental impact report (SEIR) dated June 18, 2014, on file with Planning & Development Services (PDS) was completed in compliance with the California Environmental Quality Act (CEQA) and the state and County CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein and Addendum thereto dated August 1, 2023 on file with PDS as identified by ER 05-02-009 before approving this project; and
2. Find that there are no changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts which were not considered in the previously certified SEIR, dated June 18, 2014, and that there is no substantial increase in the severity of previously identified significant effects, and that no new information has become available since the SEIR was certified as explained in the Environmental Review Update Checklist dated August 1, 2023 (Attachment C).
3. Find that the County-owned parcel being exchanged is exempt surplus land under Government Code Section 54221(f)(1)(C) because it is not required for County use; however, the Developer property that County is acquiring as part of the exchange is necessary for County use, specifically to improve the quality and safety of the roads.
4. Approve and authorize the Director, Department of General Services, pursuant to California Government Code section 25365, to execute a property exchange agreement with the Developer to transfer a 2.038-acre portion of the County-owned roadway site that is not required for County use in exchange for a 2.875-acre portion of the Campus Park West parcel that is required for County use. **(4 VOTES)**
5. Authorize the Director, Department of General Services, or designee to execute all escrow and related documents necessary to complete the exchange of the properties.

#### **EQUITY IMPACT STATEMENT**

The Campus Park West Development proposed exchange of properties will facilitate improving roadway operations within the development site while also providing an overall public benefit and enhanced use of the exchange land. The planned road improvements will enhance the ability of all road users to travel across State Route 76 more safely between the new development

communities located on both sides of the highway. Additionally, the new development will provide the community with much needed housing and greater opportunity for access throughout the area.

#### **SUSTAINABILITY IMPACT STATEMENT**

The proposed action to approve an exchange of real property between the Campus Park West Development and the County of San Diego will result in a development with a mix of land uses, including commercial, industrial, and residential as well as 31 acres of open space preserved in an area adjacent to the I-15, a major transportation corridor. Approving the exchange of real property will contribute to the County of San Diego's Sustainability Goal No. 2 to provide a balance of natural open spaces, housing needs, and workforce development for the North County community of Fallbrook.

#### **FISCAL IMPACT**

There is no fiscal impact associated with the exchange as presented today. If approved, the Developer trust fund will pay all staff costs to complete the transaction and any additional fees required, including but not limited to recording, escrow fees, title costs to close escrow, and exchange of the properties in the estimated amount of \$6,000. 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 Anderson, seconded by Supervisor Desmond, the Board of Supervisors closed the Hearing and took action as recommended.

AYES: Vargas, Anderson, Lawson-Remer, Desmond

ABSENT: (District 4 Seat Vacant)

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

##### **OVERVIEW**

Truth spoke to the Board regarding actions taken at the 8/29/23 Board of Supervisors meeting.

Summer Light spoke to the Board regarding the San Marcos Landfill.

Anthony Buchla spoke to the Board regarding the San Marcos Landfill.

Robert Germann spoke to the Board regarding the San Diego International Airport.

Michael Brando spoke to the Board regarding the COVID-19 pandemic and comments by the Board.

Becky Rapp spoke to the Board regarding the negative effects of marijuana addiction.

Paul the Bold spoke to the Board regarding water and air quality, affordable housing, and climate change.

Consuelo spoke to the Board regarding the democratic systems.

Diane Grace spoke to the Board regarding postcard advertisements of marijuana products.

Peggy Walker spoke to the Board regarding the harmful effects of marijuana use.

Audra spoke to the Board regarding actions by the Board.

**ACTION:**

Heard, Referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 10:09 a.m.

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

Consent: Perez

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.

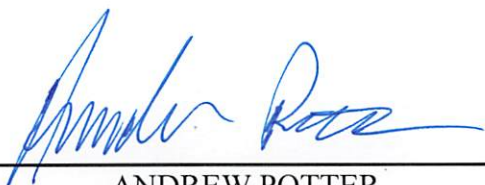


Approved by the Board of Supervisors, on Wednesday, September 13, 2023.

A handwritten signature in black ink, appearing to read 'Nora Vargas', written over a horizontal line.

NORA VARGAS  
Chair

Attest:

A handwritten signature in blue ink, appearing to read 'Andrew Potter', written over a horizontal line.

ANDREW POTTER  
Clerk of the Board

08/30/2023