

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, FEBRUARY 03, 2016, 9:00 A.M.**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

- A. Roll Call
- B. Closed Session Report
- C. Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.

**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.

Supporting documentation and attachments for items listed on this agenda can be viewed online at <http://www.sdcountry.ca.gov/cob/bosa/> or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101.

**Board of Supervisors' Agenda Items**

**Agenda #    Subject**

- 1.        NOTICED PUBLIC HEARING:  
RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE; LAKESIDE  
COMMUNITY PLAN AREA
- 2.        AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION  
CONTRACT FOR THE JESS MARTIN LARGE AND JUNIOR BALLFIELD  
IMPROVEMENT PROJECTS  
[FUNDING SOURCES: COMMUNITY DEVELOPMENT BLOCK GRANT AND  
AN OPERATING TRANSFER IN FROM THE GENERAL FUND]
- 3.        ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR  
COUNTYWIDE ASPHALT CONCRETE OVERLAY FISCAL YEAR 2015-2016  
[FUNDING SOURCES: SDG&E FRANCHISE FEES; AN OPERATING  
TRANSFER IN FROM THE GENERAL FUND; AVAILABLE PRIOR YEAR  
ROAD FUND FUND BALANCE; AND HIGHWAY USER TAX]
- 4.        SET A HEARING FOR 3/2/2016:  
VALLEY CENTER – THE SAIKI FAMILY LLC – ACQUISITION OF 147.65  
ACRES (2/3/2016 – SET HEARING; 3/2/2016 – HOLD HEARING)
- 5.        TRAFFIC ADVISORY COMMITTEE

6. **IMPLEMENTING SAN DIEGO FORWARD: THE REGIONAL PLAN**

**1. SUBJECT: NOTICED PUBLIC HEARING:  
RIVERWAY SPECIFIC PLAN AMENDMENT AND  
REZONE; LAKESIDE COMMUNITY PLAN AREA  
(DISTRICT: 2)**

**OVERVIEW:**

This is a request for the Board of Supervisors (Board) to evaluate and consider the proposed RiverWay Specific Plan Amendment and Rezone project in the Lakeside Community Plan Area.

The project site is located north of Highway 67 in the RiverWay Specific Plan Area within unincorporated San Diego County (57<sup>th</sup> Edition Thomas Guide Page 1231, G-3, G-4, H-3).

The applicant proposes a Specific Plan Amendment and Zoning Amendment to the RiverWay Specific Plan for the Upper San Diego River Improvement Project (USDRIP). The proposed project would increase the maximum height development regulation to a portion of the RiverWay Specific Plan Area. No development is proposed with this action.

This Planning Report provides an overview of Board actions, a general project description and overview of project issues, and a discussion of staff and Planning Commission recommendations. The full project analysis can be found in the Planning Commission Hearing Report (Attachment A).

The project case numbers are: PDS2015-SPA-15-003, PDS2015-REZ-15-009, PDS2015-ER-98-10-014Y.

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**PLANNING COMMISSION**

On December 11, 2015 the Planning Commission considered the proposed Specific Plan Amendment and Rezone and made the following recommendations to the Board.

1. Adopt the Environmental Findings included in Attachment F.
2. Adopt the Resolution approving SPA-15-003 (Attachment C) for the reasons stated therein and discussed in this report.
3. Adopt the Ordinance titled: ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment D).

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

The Department of Planning & Development Services (PDS) concurs with the Planning Commission’s recommendation. PDS recommends that the Board take the following actions to approve the RiverWay Specific Plan Amendment and Rezone.

1. Adopt the Environmental Findings included in Attachment F.
2. Adopt the Resolution approving SPA-15-003 (Attachment C) for the reasons stated therein and discussed in this report.
3. Adopt the Ordinance titled: ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment D).

**2. SUBJECT: AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR THE JESS MARTIN LARGE AND JUNIOR BALLFIELD IMPROVEMENT PROJECTS (DISTRICT: 2)**

**OVERVIEW:**

Annually, the United States Department of Housing and Urban Development provides grant funding for housing and community development projects through the Community Development Block Grant (CDBG) Program. On April 15, 2014 (10), the County’s Department of Housing and Community Development received Board of Supervisors approval of the Final Proposed Fiscal Year 2014-15 County of San Diego Annual Funding Plan that included CDBG project funding of \$300,000 to fund the final phase of the Jess Martin Large Ballfield Improvement project. Additionally, on April 7, 2015 (8), the County’s Department of Housing and Community Development received Board of Supervisors approval of the Final Proposed Fiscal Year 2015-16 County of San Diego Annual Funding Plan that included CDBG project funding of \$300,000 to fully fund the Jess Martin Junior Ballfield Improvement project.

Both the Jess Martin Large and Junior Ballfield Improvement projects will include grading, installation of new irrigation lines, and high use resistant grass for both baseball fields. These projects are located within the nine-acre Jess Martin Park (57th Edition Thomas Guide page 1156, C-1) in the unincorporated community of Julian. The projects will improve the quality of play on the fields and enable greater use of the fields.

The requested action will authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract to the lowest responsive and responsible bidder for the Jess Martin Large and Junior Ballfield Improvement projects for an estimated total construction cost of \$704,700 including contingency. Remaining project funds of \$78,300 will be used for related project costs including design, inspection, construction management and project administration for an estimated total project cost of \$783,000. If approved, construction is scheduled to begin in spring 2016 with completion expected by summer 2016.

**FISCAL IMPACT:**

Funds for the Jess Martin Large and Junior Ballfield Improvement projects are included in the Fiscal Year 2015-16 Operational Plan for the Capital Outlay Fund. If approved, this request will result in costs and revenue of \$483,000 for Capital Project 1019010, Jess Martin Large Ballfield Improvement project. The funding sources are a Community Development Block Grant (\$300,000) and an Operating Transfer In from the General Fund (\$183,000). Construction costs for Jess Martin Large Ballfield Improvement project are estimated at \$434,700 including contingency. Remaining project costs of \$48,300 include estimated design, inspection, project management, and administration costs.

If approved, this request will result in costs and revenue of \$300,000 for Capital Project 1019671, Jess Martin Junior Ballfield Improvements project. The funding source is a Community Development Block Grant (\$300,000). Construction costs for Jess Martin Junior Ballfield Improvement project are estimated at \$270,000 including contingency. Remaining project costs of \$30,000 include estimated design, inspection, project management, and administration costs.

Upon project completion, annual operations and maintenance will be provided by existing Department of Parks and Recreation staff funded by Landscape Maintenance District Zone No. 2 – Julian (Jess Martin Park). 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 Jess Martin Large and Junior Ballfield Improvement projects are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 because the projects involve the replacement of existing infrastructure where the new infrastructure will have substantially the same purpose and capacity as the infrastructure replaced with no expansion of the park.

2. In accordance with Section 401, Article XXIII of the County Administrative Code authorize the Director, Department of Purchasing and Contracting to issue a Competitive Solicitation for the Jess Martin Large and Junior Ballfield Improvement projects, and upon successful negotiations and determination of a fair and reasonable price, award a contract.
3. Designate the Director, Department of Parks and Recreation, as County Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Projects.

**3. SUBJECT: ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR COUNTYWIDE ASPHALT CONCRETE OVERLAY FISCAL YEAR 2015-2016 (DISTRICTS: 1, 2, 3 AND 5)**

**OVERVIEW:**

The Department of Public Works (DPW) maintains nearly 2,000 center line miles of roads in unincorporated San Diego County. DPW uses a pavement management system that incorporates field review, resident and community input, and mechanical data collection to determine which roads require resurfacing. Resurfacing provides road users with structurally sound travel ways and protects roads from deterioration and costly future repairs.

This is a request to approve the advertisement and award of a construction contract to the lowest responsive and responsible bidder for the Countywide Asphalt Concrete Overlay Fiscal Year 2015-16 project. The estimated construction cost for this project is \$9,520,000, including contingencies. The project is scheduled to begin in spring 2016 and be completed by the end of the calendar year.

**FISCAL IMPACT:**

Funds for this request are included in the Fiscal Year 2015-16 Operational Plan in the Department of Public Works Detailed Work Program. If approved, construction costs for Countywide Asphalt Concrete Overlay will be \$9,520,000, including contingencies. The funding sources are SDG&E Franchise Fees (\$4,500,000); an Operating Transfer In from the General Fund (\$439,186); available prior year Road Fund fund balance (\$3,580,814); and Highway User Tax (\$1,000,000). There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

County public works 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 CEQA Guidelines because it involves the operation, repair, and maintenance of existing public roadway involving no or negligible expansion of existing use.
2. Authorize the Director, Department of Purchasing and Contracting, to take any action necessary to advertise and award a construction contract and to take other action authorized by Section 401 et seq. of the Administrative Code with respect to contracting for the subject public works project.
3. Designate the Director, Department of Public Works, as the County Officer responsible for administering the construction contract in accordance with Board Policy F-41, Public Works Construction Projects.

4. **SUBJECT: SET A HEARING FOR 3/2/2016:  
VALLEY CENTER – THE SAIKI FAMILY LLC –  
ACQUISITION OF 147.65 ACRES (2/3/2016 – SET  
HEARING; 3/2/2016 – HOLD HEARING) (DISTRICT: 5)**

**OVERVIEW:**

The County has identified approximately 147.65 acres in the Valley Center area available for acquisition. The property is located east of Lilac Road and west of Cole Grade Road (57th Edition Thomas Guide page 1070 D-7). Acquisition of the property will preserve high quality chaparral bisected by riparian forest that grows on either side of Keys Creek, which flows through the property. The property will preserve a key linkage within a Pre-Approved Mitigation Area in the Multiple Species Conservation Program Draft North County Plan. Subject to future funding and environmental review, the property may provide for a possible future extension of the planned Keys Creek Canyon community trail. The property, which is owned by the Saiki Family LLC, was appraised at \$1,476,500. In order to provide funding for the management and monitoring of the property, the Saiki Family LLC has agreed to donate \$765,000 to the San Diego Foundation to establish an endowment for the benefit of the property.

Today's request requires two steps. On February 3, 2016, it is requested that the Board set a hearing for March 2, 2016, and provide public notice of the hearing. If the Board takes the actions recommended for February 3, 2016, then on March 2, 2016 after making the necessary findings, the Board is requested to approve the purchase of Assessor's Parcel Numbers 185-201-34 and 185-451-15 from the Saiki Family LLC at the appraised value of \$1,476,500.

**FISCAL IMPACT:**

Funds for this request are included in the Fiscal Year 2015-16 Operational Plan for the Multiple Species Conservation Program (MSCP) Acquisitions Fund. If approved, this request will result in current year costs of \$1,806,000 itemized as follows: \$1,476,500 for property acquisition; \$36,000 for staff, appraisal and

ancillary costs to complete the transaction; \$3,500 for closing and title costs; and \$290,000 in one-time land protection costs, including initial stewardship that features installation of gates and fencing, vegetation management and stormwater/erosion protection measures (\$150,000) and the production of a Resource Management Plan including the associated Public Access Plan (\$140,000).

Total annual cost for land monitoring and management of the 147.65 acres are estimated at \$39,976. Management and monitoring costs will be reimbursed to the Department of Parks and Recreation based on interest earned from an endowment of \$765,000 to be established by the Saiki Family Trust through an agreement with the San Diego Foundation for the benefit of this property. In addition, there will be an estimated annual cost of \$129 for fixed charge assessments including fire standby and vector control. These costs will be absorbed within the Department of Parks and Recreation's existing budget. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

**On February 3, 2016:**

1. Set a hearing for March 2, 2016, at which time the Board of Supervisors may consider approving the purchase of Assessor's Parcel Numbers (APNs) 185-201-34 and 185-451-15 from the Saiki Family LLC for the appraised value of \$1,476,500.
2. Direct the Clerk of the Board of Supervisors to provide notice of said hearing via publication and posting as required by law.

**If, on February 3, 2016, the Board takes the actions recommended in Items 1-2 above then, on March 2, 2016:**

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15325, 15303, and 15304 because it involves the acquisition of land to preserve open space or lands for park purposes and existing conditions, consists of the construction of gates and fencing, and involves vegetation management and stormwater/erosion protection measures.
2. Approve and authorize the Director, Department of General Services to execute two originals of the Purchase and Sale Agreement and Joint Escrow Instructions for the purchase of APNs 185-201-34 and 185-451-15 for the appraised value of \$1,476,500 from the Saiki Family LLC.
3. Authorize the Director, Department of General Services, or designee, to execute all escrow related documents necessary to complete the purchase of APNs 185-201-34 and 185-451-15.



4. Authorize the Chairman of the Board of Supervisors to sign a letter of appreciation to Saiki Family LLC for the donation to the San Diego Foundation which will provide funding for use by the Department of Parks and Recreation for the management and monitoring of the property.

**5. SUBJECT: TRAFFIC ADVISORY COMMITTEE (DISTRICTS: 2 & 5)**

**OVERVIEW:**

The Traffic Advisory Committee meets every six weeks to review proposed additions, deletions or changes to regulatory traffic controls. The Committee recommends your action on three items from its December 11, 2015 meeting.

**FISCAL IMPACT:**

Funds for this request are included in the Fiscal Year 2015-2016 Operational Plan for the Department of Public Works Road Fund. If approved, there will be no change in net General Fund cost and no additional staff.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**TRAFFIC ADVISORY COMMITTEE**

District 2

2-B. Lyons Valley Road from State Route 94 to Skyline Truck Trail (58th Edition Thomas Guide Page 1292-H-1) Jamul – Recertify the existing 45 MPH speed limit for continued radar speed enforcement.

District 5

5-C. Poinsettia Avenue from South Santa Fe Avenue to Smilax Road (58th Edition Thomas Guide Page 1108-C-4) Vista – Recertify the existing 40 MPH speed limit for continued radar speed enforcement.

5-D. Rancho Diegueño Road from San Dieguito Road to Rancho Santa Fe Farms Road (58th Edition Thomas Guide Page 1190-H-1) Fairbanks Ranch – Recertify the existing 40 MPH speed limit for continued radar speed 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 operation and maintenance of existing public facilities relating to regulatory traffic control issues on County-maintained roads, resulting in negligible or no expansion of use beyond that existing at the time of the Board action.
2. Adopt the Traffic Advisory Committee's recommendations.

**6. SUBJECT: IMPLEMENTING SAN DIEGO FORWARD: THE REGIONAL PLAN (DISTRICTS: ALL)**

**OVERVIEW:**

The San Diego Association of Governments (SANDAG) is the region's primary public planning, transportation and research agency. The SANDAG Board consists of elected officials and representatives from each of the County's 19 local jurisdictions. A regional government agency, SANDAG serves as a forum for decision-making; builds consensus; makes strategic plans; obtains and allocates resources; plans, engineers and builds public transportation; and provides information on a broad range of topics pertinent to the region's quality of life.

SANDAG also administers TransNet, the voter-approved half-cent sales tax for transportation. This program has supported completion of more than 650 highway, transit, bike and pedestrian, habitat conservation, local street repair, and grant projects and programs that have kept San Diego moving forward over the last 25 years.

In October 2015, the SANDAG Board of Directors approved San Diego Forward: The Regional Plan after three years of extensive public engagement. The Regional Plan proposes a strategy for a more sustainable future that includes investing in a transportation network designed to provide residents with more travel choices, protect the environment, create healthy communities, and stimulate economic growth.

SANDAG is considering a ballot measure that would raise funds to help implement the Plan, and possibly support other needed infrastructure throughout the region. If the SANDAG Board decides to place a measure on the ballot, it would ask voters in San Diego County to increase our local sales tax by up to one-half cent.

SANDAG is updating each of the individual jurisdictions on the progress of San Diego Forward: The Regional Plan. They are here today to highlight projects planned in the County of San Diego, describe what might be included in an expenditure plan for a ballot measure, and what steps are being taken to engage the public.

**FISCAL IMPACT:**

There is no fiscal impact associated with receiving the SANDAG presentation.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHAIRMAN RON ROBERTS**

Receive the SANDAG presentation on the implementation of San Diego Forward: The Regional Plan.