

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, SEPTEMBER 14, 2016, 9:00 A.M.**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

- A. Roll Call
- B. Closed Session
- C. Approval of Statement of Proceedings/Minutes for meeting of August 3, 2016.
- D. 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. Formation of Consent Calendar
- F. Discussion Items

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

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.        ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM HABITAT CONSERVATION FUND FOR ACQUISITION OF 22 ACRES NEAR SAN VICENTE RESERVOIR
- 2.        APPROVAL OF SECURED AGREEMENT TO IMPROVE MINOR SUBDIVISION FOR PUBLIC IMPROVEMENTS FOR CROSSROADS TENTATIVE PARCEL MAP NO. 20800 LOCATED IN THE FALLBROOK COMMUNITY PLAN AREA
- 3.        COUNTY OF SAN DIEGO TRACT NO. 5498-1: APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS, AND APPROVAL OF JOINT SECURED AGREEMENT TO IMPROVE MAJOR SUBDIVISION FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR GOLF GREEN ESTATES TENTATIVE MAP LOCATED IN THE BONSALL COMMUNITY PLAN AREA

4. COUNTY OF SAN DIEGO TRACT NO. 5491-1: APPROVAL OF FINAL MAP FOR ILDICA STREET TENTATIVE MAP, A CONDOMINIUM CONVERSION PROJECT, LOCATED IN THE SPRING VALLEY COMMUNITY PLAN AREA
5. COUNTY OF SAN DIEGO TRACT NO. 5560-1: APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS, AND APPROVAL OF THE AGREEMENT TO IMPROVE MAJOR SUBDIVISION FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR WILLOW RIDGE TENTATIVE MAP LOCATED IN THE RAMONA COMMUNITY PLAN AREA
6. ESTABLISH APPROPRIATIONS AND APPROVE REAL PROPERTY CONTRACT FOR PARCEL NUMBER 2010-0073-D (NAVY FEDERAL CREDIT UNION) FOR THE BRADLEY AVENUE ROAD WIDENING PROJECT IN EL CAJON  
[FUNDING SOURCE: OPERATING TRANSFER IN SUPPORTED BY REVENUE FROM TRANSNET]  
(4 VOTES)
7. APPROVAL OF SECURED AGREEMENT TO IMPROVE MINOR SUBDIVISION FOR PUBLIC IMPROVEMENTS FOR GOODWIN TENTATIVE PARCEL MAP NO. 21059 LOCATED IN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN

1. **SUBJECT: ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM HABITAT CONSERVATION FUND FOR ACQUISITION OF 22 ACRES NEAR SAN VICENTE RESERVOIR (DISTRICT: 2)**

**OVERVIEW:**

The Habitat Conservation Fund (HCF) provides grant funds to local government agencies for land acquisition for the protection of plant and animal species and to develop wildlife corridors and trails. The HCF grant is competitive and requires a dollar-for-dollar funding match. A project specific resolution from the governing body must be included with the grant application.

This is a request to adopt a resolution authorizing the Department of Parks and Recreation (DPR) to apply for and accept up to \$125,000 of HCF grant funds for the acquisition of 22 acres of high quality coastal sage scrub, prime habitat for the coastal California gnatcatcher. The property, known as San Vicente Connection, is within the South County Multiple Species Conservation Program Pre-Approved Mitigation Area. It is located adjacent to DPR preserve land east of State Route 67 and west of San Vicente Reservoir (57th Edition Thomas Guide page 1191, G-7).

This request is also to authorize the Director, DPR, to conduct all negotiations and to execute and submit all documents that may be necessary to apply for and accept this grant. If the grant is awarded, DPR will return to the Board for authorization to appropriate funds as necessary.

**FISCAL IMPACT:**

There is no fiscal impact associated with today's proposed actions. If approved, the Department of Parks and Recreation (DPR) will submit a grant application to the Habitat Conservation Fund (HCF) for up to \$125,000 for the San Vicente Connection land acquisition.

The HCF grant is competitive; therefore, it is unknown if grant funding will be awarded or the final amount of the award. The HCF grant program requires a dollar-for-dollar funding match. Matching funds of up to \$125,000 for the San Vicente Connection land acquisition are proposed to be provided in Fiscal Year 2017-18 by existing funds available in the Multiple Species Conservation Program Acquisitions Fund. Funding notification is anticipated in July 2017. If approved and grant funds are awarded, DPR will return to the Board to appropriate funds as necessary. 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 San Vicente Connection land acquisition is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15325, as it involves the transfer of ownership of land to preserve open space.
2. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE HABITAT CONSERVATION FUND (HCF) PROGRAM FOR THE SAN VICENTE CONNECTION LAND ACQUISITION.
3. Authorize the Director, Department of Parks and Recreation, or designee, as agent of the County, to conduct all negotiations and submit all documents including, but not limited to, applications, contracts, payment requests and, if funds are awarded, to execute the grant agreement, including any extensions or amendments thereof that do not materially impact or alter the grant's programs or funding levels.

2. **SUBJECT: APPROVAL OF SECURED AGREEMENT TO IMPROVE MINOR SUBDIVISION FOR PUBLIC IMPROVEMENTS FOR CROSSROADS TENTATIVE PARCEL MAP NO. 20800 LOCATED IN THE FALLBROOK COMMUNITY PLAN AREA (DISTRICT: 5)**

**OVERVIEW:**

This is a request for the Board of Supervisors (Board) to consider the approval of an Agreement to Improve Minor Subdivision for Public Improvements per Tentative Parcel Map No. 20800 (Agreement). This project, known as Crossroads Tentative Parcel Map (TPM) is a minor subdivision consisting of four single-family residential parcels and a Remainder Parcel on a total of 15.09 acres. It is located within the Fallbrook Community Plan area, north of Reche Road between Ranger Road and Old Highway 95 (2009 Thomas Guide, Page 1028, F-4).

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:  
CHIEF ADMINISTRATIVE OFFICER**

1. Find that approval of the Parcel Map and the Agreement is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Agreement, which includes street improvements (Attachment B).

3. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5498-1: APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS, AND APPROVAL OF JOINT SECURED AGREEMENT TO IMPROVE MAJOR SUBDIVISION FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR GOLF GREEN ESTATES TENTATIVE MAP LOCATED IN THE BONSTALL COMMUNITY PLAN AREA (DISTRICT: 5)**

**OVERVIEW:**

This item is a request for the Board of Supervisors (Board) to review and approve the Final Map, accept related easements, and approve, authorize, and execute the Joint Agreement to Improve Major Subdivision for public and private improvements for County of San Diego Tract No. 5498-1 (Agreement). This project, known as Golf Green Estates Tentative Map (TM), is a subdivision consisting of 94 single-family residential lots and eight Home Owner Association lots, on 29.2 acres. It is located within the Bonsall Community Plan area at the intersection of Camino del Rey and Old River Road in Bonsall (2009 Thomas Guide, Page 1068, A-1).

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:  
CHIEF ADMINISTRATIVE OFFICER**

1. Find that the approval of the Final Map, the Agreement and associated actions is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

2. Find that the adoption of a resolution relating to the establishment of a parking prohibition is exempt from the California Environmental Quality Act (CEQA) pursuant to 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.
3. Approve the Final Map for County of San Diego Tract No. 5498-1.
4. Accept on behalf of the public, subject to improvements, Avenida De Las Vida, Calle De Las Brisas, Avenida De Los Pinos, Calle De Las Estrellas, Calle De Las Rosas, a portion of Old River Road and a portion of Camino Del Rey together with the right to extend and maintain drainage facilities, excavation, and embankment slopes beyond the limit of said rights of way for use as a street, as dedicated on the Final Map.
5. Accept on behalf of the public the access rights from Lots 64, 65, 68, 69, 70, 71, 72, 73 and E in and to Camino Del Rey; Lots 25, 26, 27, A, C, D, G and H in and to Old River Road; Lot 1 in and to Avenida De Las Vida; Lot 21 in and Calle De Las Rosas; southerly line of Lot 25 in and to Calle De Las Estrellas; Lots 67 and 79 in and to Avenida De Los Pinos; Lot 73 in and to Calle De Las Brisas; all as relinquished and waived on the Final Map.
6. Accept on behalf of the County the easement for pedestrian trail purposes (together with the access easement to maintain the trail) as granted on the Final Map.
7. Accept on behalf of the County the clear space easement as granted on the Final Map.
8. Accept on behalf of the County the access easements to maintain drainage facilities as granted on the Final Map.
9. Accept on behalf of the County the noise protection easements granted on the Final Map.
10. Accept the flowage easements as granted on the Final Map.
11. Adopt the following Resolution:  
A RESOLUTION AMENDING TRAFFIC RESOLUTION  
NO. 301 RELATING TO THE ESTABLISHMENT OF NO  
STANDING OR PARKING ZONES IN THE COUNTY OF SAN  
DIEGO (Attachment E).
12. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Agreement, which includes street improvements, drainage facilities and final monumentation (Attachment B).

4. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5491-1: APPROVAL OF FINAL MAP FOR ILDICA STREET TENTATIVE MAP, A CONDOMINIUM CONVERSION PROJECT, LOCATED IN THE SPRING VALLEY COMMUNITY PLAN AREA (DISTRICT: 2)**

**OVERVIEW:**

This item is a request for the Board of Supervisors (Board) to review and approve the Final Map for County of San Diego Tract No. 5491-1. This project, known as Ildica Street Tentative Map (TM), is a condominium conversion project consisting of 18 residential condominiums within one lot on 1.96 acres. It is located within the Spring Valley Community Plan area on the north side of Ildica Street east of Sweetwater Road in Spring Valley (2009 Thomas Guide, Page 1291, A-1).

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the approval of the Final Map, is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve the Final Map for County of San Diego Tract No. 5491-1.

5. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 5560-1: APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS, AND APPROVAL OF THE AGREEMENT TO IMPROVE MAJOR SUBDIVISION FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR WILLOW RIDGE TENTATIVE MAP LOCATED IN THE RAMONA COMMUNITY PLAN AREA (DISTRICT: 2)**

**OVERVIEW:**

This item is a request for the Board of Supervisors (Board) to review and approve the Final Map, and approve, authorize, and execute the Agreement to Improve Major Subdivision for public and private improvements for County of San Diego Tract No. 5560-1 (Agreement). This project, known as Willow Ridge Tentative Map (TM), is a subdivision consisting of 15 single-family residential lots on 9.78 acres. It is located within the Ramona Community Plan area south of Hanson Lane, south-east of School Daze Lane (2009 Thomas Guide, Page 1172, F-1).

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the approval of the Final Map, and the Agreement and associated actions is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve the Final Map for County of San Diego Tract No. 5560-1.
3. Accept on behalf of the County the access restriction easements as granted on the Final Map.
4. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Agreement, which includes street improvements, drainage facilities and final monumentation (Attachment B).

6. **SUBJECT: ESTABLISH APPROPRIATIONS AND APPROVE REAL PROPERTY CONTRACT FOR PARCEL NUMBER 2010-0073-D (NAVY FEDERAL CREDIT UNION) FOR THE BRADLEY AVENUE ROAD WIDENING PROJECT IN EL CAJON (DISTRICT: 2)**

**OVERVIEW:**

The Bradley Avenue Road Widening Project will relieve traffic congestion by widening the roadway and the bridge that crosses State Route 67 in the unincorporated community of Bostonia and partially within the City of El Cajon (Thomas Guide 57th edition, 1251, F2 - H2). The overcrossing is in a mixed commercial and residential area that has significant congestion and is in need of improved traffic flow. The project design is substantially complete and County staff has identified funding for acquisition of required real property rights, solely for right-of-way. In addition to twenty-five partial right-of-way acquisitions, construction of the project requires the purchase of six improved residential home sites along the eastern boundary of the project.



Today, the Board is requested to approve a Real Property Contract for the full-fee acquisition of an improved residential home site identified as Parcel Number 2010-0073-D (Navy Federal Credit Union) for the appraised value of \$330,000. The property was recently foreclosed, is bank-owned and unoccupied, and was placed on the market for sale. It is located in the portion of the project that is in the City of El Cajon and was declared a County Highway by the Resolution adopted by the Board of Supervisors on January 26, 2011 (5).

**FISCAL IMPACT:**

Funds for this request are not included in the Fiscal Year 2016-17 Operational Plan in Capital Outlay Fund for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening. If approved, this request will result in costs and revenue of \$339,000. Project costs are estimated to be \$330,000 for the acquisition of parcel number 2010-0073-D (\$195,000 for the structure and \$135,000 for the land), \$5,000 for staff costs and \$4,000 for title and escrow fees). The funding source is an Operating Transfer In supported by revenue from TransNet. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

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

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted ND dated July 2008, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the ND was adopted as explained in the Environmental Review Update Checklist August 10, 2016.

2. Establish appropriations of \$334,000 in the Department of Public Works Road Fund, Operating Transfers Out, for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening based on revenue from TransNet. **(4 VOTES)**
3. Transfer appropriations of \$5,000 within the Department of Public Works Road Fund, from Other Charges to Operating Transfers Out for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening.

4. Establish appropriations of \$339,000 in the Capital Outlay Fund for Capital Project 1020638, Bradley Avenue Acquisitions for Road Widening, based on an Operating Transfer In from the Road Fund. **(4 VOTES)**
5. Approve the Real Property Contract for the purchase of 0.1584 acres of fee from Navy Federal Credit Union, APN 388-182-06, County Parcel No. 2010-0073-D, for the appraised value of \$330,000.
6. Authorize the Director of the Department of General Services, or designee, to execute the Real Property Contract and all escrow and related documents necessary to complete the purchase of the parcel.

**7. SUBJECT: APPROVAL OF SECURED AGREEMENT TO IMPROVE MINOR SUBDIVISION FOR PUBLIC IMPROVEMENTS FOR GOODWIN TENTATIVE PARCEL MAP NO. 21059 LOCATED IN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA (DISTRICT: 3)**

**OVERVIEW:**

This is a request for the Board of Supervisors (Board) to consider the approval of an Agreement to Improve Minor Subdivision (Agreement) for public improvements for a proposed Tentative Parcel Map. This project, known as Goodwin Tentative Parcel Map (TPM), is a minor subdivision consisting of four single-family residential parcels on a total of five acres. It is located within the North County Metropolitan Subregional Plan area, on the east side of Bernardo Avenue approximately half mile north of Via Rancho Parkway (2009 Thomas Guide, Page 1149, H-1).

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that approval of the Parcel Map and the Agreement is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(1) and (2) of the CEQA Guidelines because it does not involve the exercise of discretionary powers by a public entity and the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Agreement, which includes street and drainage improvements (Attachment B).