

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS
REGULAR MEETING AGENDA

TUESDAY, JUNE 24, 2025, 9:00 AM AND WEDNESDAY, JUNE 25, 2025, 9:00 AM
COUNTY ADMINISTRATION CENTER,
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

LAND USE LEGISLATIVE SESSION
WEDNESDAY, JUNE 25, 2025, 9:00 AM

Order of Business

- A. Roll Call to Reconvene from Tuesday, June 24, 2025
- B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Supervisor, if applicable.
- C. Closed Session Report
- D. Non-Agenda Public Communication: Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board's Rules of Procedure, each person may speak at only one Non-Agenda Public Communication session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.
- E. Approval of the Statement of Proceedings/Minutes for concurrent Special District meetings: Flood Control District meeting of May 20, 2025; San Diego County Fire Protection District meeting of May 6, 2025; and, Sanitation District meeting of May 20, 2025.
- F. Consent Agenda
- 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.

Supporting documentation and attachments for items listed on this agenda can be viewed online at www.sandiegocounty.gov/cob 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. To access the meeting virtually and offer public comment via a call-in option, please go to: www.sandiegocounty.gov/telecomments for instructions.

ASSISTANCE FOR PERSONS WITH DISABILITIES:

Agendas and records are available in alternative formats upon request. Contact the Clerk of the Board of Supervisors office at 619-531-5434 with questions or to request a disability-related accommodation.

Individuals requiring sign language interpreters should contact the Countywide ADA Title II Coordinator at (619) 531-4908. To the extent reasonably possible, requests for accommodation or assistance should be submitted at least 72 hours in advance of the meeting so that arrangements may be made. An area in the front of the room is designated for individuals requiring the use of wheelchair or other accessible devices.

LANGUAGE INTERPRETATION ASSISTANCE:

Language interpretation services for public speakers are available upon request to the Clerk of the Board of Supervisors at least 72 hours prior to the meeting (refer to Board Policy A-139 for additional information). Please contact the Clerk of the Board's office at (619) 531-5434 or via e-mail at publiccomment@sdcounty.ca.gov.

LEVINE ACT NOTICE: DISCLOSURES REQUIRED ON SPECIFIED ITEMS (GOVERNMENT CODE § 84308)

The Levine Act states that parties to any proceeding involving a license, permit or other entitlement for use pending before the Board must disclose on the record of the proceeding any campaign contributions of more than \$500 (aggregated) made by the parties or their agents to Board Members within the preceding 12 months. Participants with financial interests, and agents of either parties or participants, are requested to disclose such contributions also. The disclosure must include the name of the party or participant and any other person making the contribution; the name of the recipient; the amount of the contribution; and the date the contribution was made. This disclosure can be made orally during the proceeding or in writing on a request to speak.

Board of Supervisors' Agenda Items

CONSENT AGENDA

All agenda items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board of Supervisors or the Chief Administrative Officer so requests, in which event, the item will be considered separately in its normal sequence.

- | Agenda # | Subject |
|-----------------|--|
| 1. | GILLESPIE FIELD - FIRST AMENDMENT TO INDUSTRIAL GROUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P. AND RELATED CEQA EXEMPTION
(4 VOTES) |
| 2. | GILLESPIE FIELD - THIRD AMENDMENT TO INDUSTRIAL LEASE WITH THE ARC OF SAN DIEGO AND RELATED CEQA EXEMPTION
(4 VOTES) |

3. SET A HEARING FOR SEPTEMBER 10, 2025:
COUNTY OF SAN DIEGO TRACT NO. 5505-1: APPROVAL OF AMENDMENT TO AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR OTAY BUSINESS PARK VESTING TENTATIVE MAP NO. 5505R2, SET HEARING TO CONSIDER PURCHASING TWO CALTRANS PARCELS LOCATED IN THE OTAY COMMUNITY PLAN AREA AND RELATED CEQA EXEMPTION
4. LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION

DISCUSSION ITEMS

- | Agenda # | Subject |
|-----------------|---|
| 5. | TRAFFIC ADVISORY COMMITTEE AND RELATED CEQA EXEMPTION
(06/25/2025 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE; 08/27/2025 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING) AND CEQA EXEMPTION FINDING |
| 6. | NOTICED PUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES FOR COMMUNITY FACILITIES DISTRICTS AND RELATED CEQA EXEMPTION

(RELATES TO SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP01) |
| 7. | NOTICED PUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES IN THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT AND LANDSCAPE MAINTENANCE DISTRICT ZONES NO. 1 - RANCHO SAN DIEGO AND NO. 2 - JESS MARTIN PARK AND RELATED CEQA EXEMPTION |
| 8. | NOTICED PUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES FOR PERMANENT ROAD DIVISION ZONES, COUNTY SERVICE AREAS AND ZONES, SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ZONES, AND STORMWATER MAINTENANCE ZONES

(RELATES TO FLOOD CONTROL DISTRICT ITEM FL01 AND SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP02) |

9. NOTICED PUBLIC HEARING:
PUBLIC HEARING TO APPROVE FEES AND CHARGES FOR FISCAL YEAR
2025-26 TAX ROLL OF SAN DIEGO COUNTY SANITATION DISTRICT, CAMPO
WATER MAINTENANCE DISTRICT, AND COUNTY SERVICE AREA NO. 137 -
LIVE OAK SPRINGS WATER SYSTEM AND RELATED CEQA EXEMPTION

(RELATES TO SANITATION DISTRICT ITEM SA01)
10. NOTICED PUBLIC HEARING:
APPEAL OF PARADISE VALLEY ROAD WIRELESS TELECOMMUNICATION
FACILITY MAJOR USE PERMIT AND CEQA EXEMPTION

1. SUBJECT: GILLESPIE FIELD - FIRST AMENDMENT TO INDUSTRIAL GROUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P. AND RELATED CEQA EXEMPTION (DISTRICT: 2)

OVERVIEW

The County of San Diego (County) operates Gillespie Field, a general aviation airport in the City of El Cajon. This approximately 700-acre property is designated for aviation use and includes a 400-acre general aviation airport, serving as a gateway to and from San Diego's East County. It provides infrastructure, facilities, and services to both corporate and general aviation. The remaining 300 acres are leased for non-aeronautical uses. The combination of uses on the 700 acres of land is leased to provide revenues to the Airport Enterprise Fund (AEF), which must be used exclusively for development, improvement, operation, and maintenance of the County's seven-airport system. The Federal Aviation Administration (FAA) requires that the County receive market rate rent for leases of airport land, and the lease revenue must be used for the operation and maintenance of the County Airport system. The non-aviation portion of Gillespie Field includes three industrial parks occupied by a variety of industrial tenants such as light industrial and manufacturing development, warehouses, mixed-use, and direct service facilities compatible with airport uses.

The Gillespie Field Industrial Park (GFIP) is one of the three industrial parks. The approximately 51-acre industrial park contains 33 individual ground leases that house numerous light industrial businesses. County Airports leases approximately 29.5 acres of vacant land to SGCLMC-Weld Investment Company, L.P (WELD), located at the northwest corner of Weld Boulevard and Cuyamaca Street, in El Cajon. The lease, approved by the Board of Supervisors on March 17, 2021 (2), is for 50 years and commenced on July 6, 2023.

The project on the leased land, consists of a 383,000-square-foot multi-tenant building. A certificate of occupancy was issued for the building on October 18, 2024. The site and building were designed to accommodate a variety of industrial businesses, including warehouse distribution and heavy manufacturing. Currently, approximately 42 percent of the building (158,328 square feet) is subleased by WELD to GKN Aerospace Chem-tronics, Inc. (GKN), a leading international manufacturer. The remaining 223,000 square feet is on the market now and includes a 16,634-square-foot interior two-story office and 7,000 amps of 480-volt power to support the needs of manufacturing businesses.

As a Lessee, WELD was required to make a minimum capital investment of \$20M into the site. The Lessee substantially exceeded the County's requirements, spending \$107M to develop and improve the site. These improvements greatly improved the value of the County's leasehold but also put strain on the Lessee because of the magnitude of the financing required to build out the project. The Lessee approached the County requesting additional lease years, including options, to facilitate obtaining additional funds to finance further development. FAA leasing guidelines allow airport sponsors to issue long-term lease options to allow leaseholders to amortize capital investments. This amendment will not reduce rent obligations and includes the option for periodic review and adjustments to market rate rent. Overall, this will help to ensure a fair return on investment for the Lessee, ensure the County's compliance with FAA grant requirements, and incentivize improvements and investment on airport property.

This is a request to approve an amendment to the 50-year ground lease agreement with WELD to:

I. Extend the term by an additional 25 years, with two renewal options. The first option allows the lease to be extended 15 years, and the second option provides for an additional 9 years, resulting in a total potential lease term of 99 years; the allowable maximum amount of time for an industrial ground lease. If approved, the extension will allow WELD to access financing opportunities, continue developing the project, support its amortization, and align with best leasing practices as dictated by the FAA; and

II. Add the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022. The lease was approved in 2021 prior to the adoption of the WFO. If approved, revenues from this lease on airport property would be placed into the County's Airport Enterprise Fund (AEF) to be used to develop, operate, maintain, and improve County Airports. These revenues will affect the AEF starting in 2073, which is the termination of the current lease.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendment is categorically exempt from CEQA review as it consists of the leasing of existing facilities involving negligible or no expansion of existing or former use.
2. Approve and authorize the Director of Airports, to execute, upon receipt, three copies of the amendment to the ground lease with SGCLMC-Weld Investment Company, L.P., a California Limited Partnership. **(4 VOTES)**

EQUITY IMPACT STATEMENT

The County of San Diego (County) owns and operates seven airports that serve as essential air transportation hubs, emergency response facilities, and regional economic engines. The County strives to deliver these services in a fair and equitable manner, actively working to remove barriers by providing general airport information in the County's threshold languages, encouraging participation, and providing competitive opportunities for small businesses - those with traditionally less working capital - and business owners and managers who may be socially and economically underserved.

SUSTAINABILITY IMPACT STATEMENT

This request to authorize the "First Amendment To Industrial Ground Lease With SGCLMC-Weld Investment Company, L.P." contributes to economic and social sustainability benefits. The base monthly rent from business leases supports economic and social sustainability by providing services for the region. This lease extension will help operate, maintain, and improve the County Airports system, aligning with the County of San Diego's (County) sustainability goal of providing just and equitable access to County services and resources in support of sustainable communities.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan in the Department of Public Works, Airport Enterprise Fund (AEF). There is no fiscal impact to the budgeted revenue of \$420,000 in FY 2025-26 and \$420,000 in FY 2026-27. However, if this amendment is approved, there will be a future fiscal impact beginning in 2073, which marks the year of termination of the current lease. At that time, any additional revenue generated from rent will be added to the AEF. The funding source is revenue from the industrial ground lease agreement with SGCLMC-Weld Investment Company, L.P. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Leases at airports benefit the local business community by creating jobs, increasing economic activity, providing business opportunities, and supporting infrastructure development. Leasing airport property attracts visitors, generates revenue, and helps small businesses grow, thereby stimulating the local economy and improving the quality of life for residents. San Diego County Airports (County Airports) connect individuals to jobs and links local communities to the world. Revenue from airport leases enables the Department of Public Works to operate and maintain the eight County Airports safely, efficiently, and cost-effectively. Today's action of extending the lease term to SGCLMC-Weld Investment Company, L.P., a California Limited Partnership, supports the self-sufficiency of Gillespie Field and strengthens the economic viability of the County Airport system.

2. **SUBJECT: GILLESPIE FIELD - THIRD AMENDMENT TO INDUSTRIAL LEASE WITH THE ARC OF SAN DIEGO AND RELATED CEQA EXEMPTION (DISTRICT: 2)**

OVERVIEW

The County of San Diego (County) operates Gillespie Field, a general aviation airport in the City of El Cajon. This approximately 700-acre property is designated for aviation use and includes a 400-acre general aviation airport, serving as a gateway to and from San Diego's East County. It provides infrastructure, facilities, and services to both corporate and general aviation. The remaining 300 acres are leased for non-aeronautical uses. The 700 acres of land is leased for a combination of uses to provide revenues to the County's Airport Enterprise Fund (AEF), which must be used exclusively for development, improvement, operation, and maintenance of the County's seven-airport system. The Federal Aviation Administration (FAA) requires that the County receive market rate rent for leases of airport land, and that the lease revenue must be used for the operation and maintenance of the County Airport system. The non-aviation portion of Gillespie Field includes three industrial parks occupied by a variety of industrial tenants such as light industrial and manufacturing development, warehouses, mixed-use, and direct service facilities compatible with airport uses.

The Gillespie Field Industrial Park (GFIP) is one of these three industrial parks. The approximately 51-acre industrial park contains 33 individual ground leases that house numerous light industrial businesses. The industrial lease with The Arc of San Diego (The Arc) is one of these 33 leases. On April 13, 1982 (70), the Board approved a 55-year "Industrial Lease" with The Arc, a nonprofit corporation that provides services for people with developmental disabilities, for an 0.89-acre parcel. On June 18, 2003 (13), the Board approved the First

Amendment to this lease for The Arc to provide maintenance, landscaping and other services as consideration in lieu of their monthly rental payments. The FAA reviewed the terms of this amendment and agreed it complies with its requirements. On February 25, 2009 (7), the Board of Supervisors (Board) approved the Second Amendment to this lease to implement a tiered rental increase over the subsequent five-year period of the lease. These lease amendments ensure The Arc pays fair market value rent in accordance with FAA requirements, but authorized payment of rent through services that the County would otherwise have to procure.

The current Arc lease includes rental adjustments every five years based on the Industrial Land Value (ILV) Index. The application of the ILV, which was set to adjust on January 1, 2024, resulted in a rent increase that appeared to be excessive when compared to rent values in the area. As a result, County Airports obtained a third-party appraisal report in July 2023 which resulted in a rental rate that is more reasonable than the designated index. As an alternative to implementing an immediate ILV index-based increase, the County and the lessee negotiated a phased increase based on the appraisal, as allowed by the current lease and FAA guidelines. Obtaining an appraisal is common practice in determining fair market rent. In 2019, the rental rate was adjusted to \$4,854 per net acre per month based on the application of the ILV index, a 0.78% increase over the 2014 rate, reflecting minor growth due to post-recession market conditions.

This phased-rate increase strategy not only ensures compliance with federal regulations but also demonstrates the County's commitment to retaining valued tenants like The Arc and other GFIP businesses. By easing the transition, the County helps reduce financial strain, fosters economic stability, and supports services that benefit the broader community.

As is typical with many leases, the current lease allows The Arc to assign or transfer its interest in the premises, or a portion of it, to another entity with the County's prior written consent. The Arc intends to assign its leasehold interest to James A. Renner Jr. 401(k) Profit Sharing Plan & Trust, MYRE Angel LLC, and Denton Road LLC, and part of this Amendment will adjust the language in the lease to allow it to do so. This assignment will occur after the execution of this Third Amendment to the lease. The new entity will not provide services in lieu of rent but will make monthly cash payments toward rent which is outlined in the lease agreement.

This is a request to approve the "Third Amendment to Industrial Lease" to:

- (i) remove language in the lease that allows The Arc to provide services in lieu of cash payments for rent;
- (ii) remove Exhibit "G" of the lease which identifies the services The Arc can provide;
- (iii) revise the permitted use to reflect only those uses permitted and described in the lease's Exhibit "B" (such as research and development, industrial and manufacturing, warehousing, storage, offices, services, and others), and remove the allowable uses that are specific to The Arc (such as for training and jobs for people with developmental disabilities) as The Arc intends to assign or transfer its interest in the premises to another entity;
- (iv) implement a tiered rental increase over the five-year period, from January 1, 2024 to December 31, 2028; and
- (v) add the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022. The previous lease amendment was approved in 2009 prior to the adoption of the WFO.

The proposed amendment would eliminate service for rent and other provisions in the County's lease that were negotiated to allow The Arc to remain in the Gillespie Field Industrial Park in a manner consistent with FAA sustainability requirements. Since The Arc has decided to assign its parcel to an entity that will not be engaged in the same activities, these provisions are no longer necessary. To fully comply with FAA requirements in light of the change of use, these unique provisions are proposed to be removed and replaced with standard lease language and other lease requirements that will ensure fair market value rent is collected in accordance with the FAA's sustainability requirements.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendment is categorically exempt from CEQA review as it consists of leasing of existing facilities, involving negligible or no expansion of existing or former use.
2. Approve and authorize the Director of Airports, upon receipt, to execute three copies of each of the proposed "Third Amendment to Industrial Lease".
(County Contract No. 17946R) **(4 VOTES)**

EQUITY IMPACT STATEMENT

The County of San Diego (County) owns and operates seven airports that serve as essential air transportation hubs, emergency response facilities, and regional economic engines. The County strives to deliver services in a fair and equitable manner, actively working to remove barriers by providing general airport information in the County's threshold languages, encouraging participation, and offering competitive opportunities for small businesses - those with traditionally less working capital - and business owners and managers who may be socially and economically underserved.

SUSTAINABILITY IMPACT STATEMENT

The proposed amendment would eliminate service for rent and other provisions in a lease on County land and shift to requiring standard monthly cash payments based on a variety of factors. This approach is consistent with FAA sustainability requirements and supports the fiscal sustainability of the County's Airport Enterprise Fund. Payment increases are also phased to allow tenants time to plan for increases which helps support successful leases over time.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan in the Department of Public Works, Airport Enterprise Fund. If approved, this request will result in total revenue of \$65,569 in FY 2025-26, and \$72,126 in FY 2026-27. The funding source is revenue from the industrial lease agreement with Arc of San Diego. There would be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Leases at airports benefit the local business community by creating jobs, increasing economic activity, providing business opportunities, and supporting infrastructure development. Leasing Airport property attracts visitors, generates revenue, and helps small businesses grow, thereby stimulating the local economy and improving the quality of life for residents. San Diego County

Airports connect individuals to jobs and link local communities to the world. Revenue from airport leases enables the Department of Public Works to operate and maintain the eight County airports safely, efficiently, and cost-effectively. Today's action, implementing scheduled rent adjustments to the industrial lease with The Arc of San Diego, promotes self-sufficiency of Gillespie Field and enhances the economic viability of the County Airport system.

**3. SUBJECT: SET A HEARING FOR SEPTEMBER 10, 2025:
COUNTY OF SAN DIEGO TRACT NO. 5505-1: APPROVAL OF
AMENDMENT TO AGREEMENT FOR PUBLIC AND PRIVATE
IMPROVEMENTS FOR OTAY BUSINESS PARK VESTING
TENTATIVE MAP NO. 5505R2, SET HEARING TO CONSIDER
PURCHASING TWO CALTRANS PARCELS LOCATED IN THE OTAY
COMMUNITY PLAN AREA AND RELATED CEQA EXEMPTION
(DISTRICT: 1)**

OVERVIEW

The Otay Business Park (Final Map No. 16562) is an approved subdivision of 121.9 acres into eleven (11) lots, including nine (9) commercial/industrial lots, one (1) public street lot, and one (1) sewer pump station located in East Otay Mesa within unincorporated San Diego County. The Final Map was approved by the Director of Planning & Development Services on April 4, 2023. At the time the Final Map was approved, the County of San Diego (County), San Diego County Sanitation District, and the developer/owner of the Otay Business Park, CH REALTY X-ELC I OTAY MESA BUSINESS PARK L.P (Owner), entered into a Subdivision Improvement Agreement (IA) to guarantee the construction of private and public improvements as a condition of approval of the subdivision. These improvements include the construction of Siempre Viva Road, a planned 4-lane major road in the County's General Plan from the project site to the City of San Diego boundary, which will enhance regional mobility and help economic growth and binational trade by providing additional access to the new planned Otay port of entry into Mexico.

Subdivision IAs and their financial security protect the County by ensuring any required improvements are constructed. In the event of a default by the applicant, financial security can be used by the County to complete the required improvements. Under certain circumstances, the County can grant amendments to allow an applicant additional time or the ability to complete the improvements, while simultaneously preserving the County's rights to have the public improvements constructed by the applicant. If approved, the IA for this project would remain valid through April 4, 2027, at which point the applicant could request an amendment if additional time is required to complete work.

A condition of this project requires the completion of certain offsite improvements to Siempre Viva Road that were studied under the California Environmental Quality Act (CEQA) as part of the project approval, of which a portion is currently owned by the State of California Department of Transportation (Caltrans). Caltrans cannot sell its excess property directly to a private party, unless such private party is the owner of adjoining property and certain findings are met, without conducting a public auction or calling for competitive bids. However, Caltrans can sell its excess property to a public entity without competitive bids and California Government Code allows the

County to acquire the needed property from Caltrans. If the County does not purchase the property, the condition will have to be waived. The property is in East Otay Mesa and is approximately 0.81 acres in size. Caltrans is willing to enter negotiations to sell it directly to the County. This acquisition will allow the Owner to complete the offsite improvements in accordance with the terms of the Amendment to the Joint Agreement to Improve Major Subdivision (Attachment A), and the County will maintain ownership of the Property. The Owner agrees to pay all costs incurred by County, including, but not limited to, the full appraised value of the property, as determined by a Caltrans appraisal, attorney fees, preparation of maps, services by the County, engineering, appraisal fees, and any other fees or costs incurred by the County in connection with the acquisition of the Property in accordance with the terms of the Agreement to Pay Acquisition Costs (Attachment B). The County would maintain the property and road once it is constructed to County standards similar to other development projects.

Today's request is for the Board to approve an Amendment to the subdivision improvement agreement for the Otay Business Park to pay the cost for the County to acquire a portion of property owned by Caltrans to construct Siempre Viva Road. Staff is also requesting the Board set a hearing on September 10, 2025 to consider approval of the purchase of the Caltrans Property and to direct the Clerk of the Board to provide public notice of the hearing. If the Board approves the request, then on September 10, 2025, after making the necessary findings, the Board will be requested to authorize the purchase of the Property from Caltrans for the estimated appraised value of \$645,000, which will be fully funded by the Owner. An updated appraisal will be provided as part of the future purchase and sale agreement.

If the Board does not approve the Amendment, nor set a hearing for the Board to consider purchasing the Property, the County cannot move forward with the financial security provided with the original agreement and move forward with construction of the road. If the road is not constructed, traffic from the Otay Business Park project and other projects would use other existing roads, which would lead to increased traffic congestion in the area. However, the County is not obligated to build the road and there is no guarantee the secured amount will be enough to cover the cost of the improvements if constructed by the County.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the approval of the First Amendment to Agreement (Attachment A on file with the Clerk of the Board) and associated actions for County Tract No. 5505-1 are not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15060(c)(3) and 15378(b)(4 and 5).
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the First Amendment to Agreement, which includes an Agreement to Pay Acquisition Costs incurred by County in acquiring the property owned by Caltrans.
3. Find that the proposed action to set a hearing is not subject to CEQA because it is an administrative action and not an approval of a project as defined by CEQA and does not commit the County of San Diego (County) to a definite course of action under sections 15352 and 15004(b)(2)(A).

4. Set a hearing for September 10, 2025, at which time the Board of Supervisors (Board) may consider authorizing the Director, Department of General Services, or designee, to enter into a purchase and sale agreement with Caltrans for the acquisition of parcels DD 30305-01-01 and DD 30306-01-02 for the estimated appraised value of \$645,000.
5. Direct the Clerk of the Board to provide notice of the hearing via publication and posting as required by law.

EQUITY IMPACT STATEMENT

Planning & Development Services (PDS) ensures that public improvements are constructed as part of new developments, such as roads and stormwater drainage systems. PDS ensures the completion of the public improvements through agreements and financial security, which ensures communities are safe. This amendment to the improvement agreement will allow the applicant the ability to complete the required public improvements, which will help provide roads needed for commercial and industrial development that will provide additional jobs for unincorporated communities.

SUSTAINABILITY IMPACT STATEMENT

Planning & Development Services (PDS) is committed to promoting sustainable community growth by ensuring that essential public infrastructure, such as roads and stormwater drainage systems, is appropriately constructed in new housing developments. These improvements are essential for creating safe, resilient, and environmentally responsible communities. Extension of time for improvement agreements provide additional time for applicants to complete essential required improvements for projects. This ensures that housing developments in the unincorporated communities meet both current and future sustainability standards.

FISCAL IMPACT

There is no fiscal impact associated with today's action. If approved, the developer will pay all staff costs to complete the transaction and will pay for the purchase price of the property, which is estimated at \$645,000. The final purchase price will be determined based on an updated appraisal of the property. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

4. **SUBJECT: LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

OVERVIEW

On June 27, 2023 (16), the County of San Diego (County) Board of Supervisors (Board), issued a Proclamation of Local Emergency (Proclamation) as a result of the continued conditions for detrimental impacts to the environment, economy, and property within San Diego county, caused by persistent impacts from cross-border sewage pollution and sewage impacted ocean waters.

The Proclamation was issued pursuant to the San Diego County Code of Regulatory Ordinances sections 31.101 et seq. and California Government Code section 8630. The Proclamation further asked the Governor to proclaim a State of Emergency in San Diego County. Government Code section 8630(c) requires local governing bodies to review the need for continuing the local emergency at least once every 60 days until the local emergency is terminated.

On July 19, 2023 (4), September 13, 2023 (3), November 8, 2023 (2), December 6, 2023 (2), January 24, 2024 (1), March 13, 2024 (3), May 1, 2024 (4), June 26, 2024 (4), July 17, 2024 (6), September 11, 2024(3), October 22, 2024 (9), December 11, 2024 (1), January 29, 2025 (2), March 12, 2025 (2), and May 07, 2025 (2) the Board found that there is a continuing need for the local emergency. This is a request to find that a review of the local emergency has been conducted and that the local emergency will remain in effect.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proclamation of local emergency is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and (3), 15061(b)(3), and 15378(b)(4)&(5) because the action is an administrative action intended to facilitate state and federal funding, does not commit the County to a specific project, and will not have a reasonably foreseeable direct or indirect effect on the environment.
2. Find that there is a need to continue the local emergency and that the local emergency shall continue subject to review requirements until terminated pursuant to Government Code section 8630(d).

EQUITY IMPACT STATEMENT

The communities closest to the San Diego International Border, including the communities of Imperial Beach, San Ysidro, Otay Mesa, and Tijuana River Valley are identified by SB 535 (2012) and CalEnviroScreen 4.0 as being Environmental Justice communities having high pollution burdens for impaired water bodies, elevated PM2.5, elevated linguistic isolation, and poverty rates. By supporting the local emergency proclamation, the County of San Diego remains committed to working with local, state, federal, and Mexican authorities to improve conditions for these communities. Local Environmental Justice communities who have decades of suffering from various pollution sources, have been advocating and working to raise their concerns to the various agencies, and have engaged to elevate the need for data collection to document environmental injustices.

SUSTAINABILITY IMPACT STATEMENT

This action letter aligns with the County of San Diego's (County) Sustainability Goals: protect health and wellbeing and the environment. The proposed action contributes to the County's Sustainability Goal No. 6 to protect the environment and promote our natural resources, diverse habitats, and cultivate a natural environment for residents, visitors, and future generations to enjoy.

FISCAL IMPACT

There is no fiscal impact associated with this request to continue the emergency. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

Increased beach water closures resulting from sewage impacts have a direct effect for the surrounding community due to decreased tourism, patronage of local businesses, and opportunities for youth recreation and camps. By continuing a local emergency, the County of San Diego will be able to engage businesses and non-profit service providers that have been impacted by the restricted access to local beaches and oceans with the goal of assisting in identifying ways to connect them to any state or federal relief programs.

5. **SUBJECT: TRAFFIC ADVISORY COMMITTEE AND RELATED CEQA EXEMPTION (06/25/2025 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE; 08/27/2025 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING) AND CEQA EXEMPTION FINDING (DISTRICTS: 2, 3, 4, & 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 1950s to provide traffic regulations and recommendations within the unincorporated areas of the region. To be effective, the TAC proposes policies that will enhance safety, reduce congestion, and be legally enforceable. The TAC meets every two months 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 nine items from February 7, 2025, TAC meeting agenda:

District. Item	Description
2. 2-A	Single Oak Drive and Rockcrest Road in Lakeside. Review requested by residents. Establish an all-way stop intersection.
2. 2-B	Oro Street and Persimmon Avenue in unincorporated El Cajon. Review requested by residents. Establish an all-way stop intersection.
2. 2-C*	Arnold Way from Harbison Canyon Road to Tavern Road in Alpine. Review requested by DPW staff. Reduce the 40 MPH speed limit to 35 MPH and certify for radar enforcement.
3. 3-A*	Elfin Forest Road from Harmony Grove Road to San Marcos city limit (near Camino Cielo Azul) in Elfin Forest. Review requested by DPW staff. Reduce the 45 MPH speed limit to 40 MPH and certify for radar enforcement.
4. 4-A	Central Avenue and Lamar Street in Spring Valley. Review requested by residents. Establish an all-way stop intersection.

4. 4-B*	Avocado Boulevard from the El Cajon city limit (at Dewitt Court) to Madrid Way in unincorporated El Cajon. Review requested by DPW staff. Reduce the 45 MPH speed limit to 40 MPH and certify for radar enforcement.
5. 5-A	Old Highway 395 and Canonita Drive/Stewart Canyon Road in Monserate. Review requested by residents. Place the intersection on the County's traffic signal list for design and construction.
5. 5-B	Main Avenue and Elder Street in Fallbrook. Review requested by DPW staff. Establish an all-way stop intersection.
5. 5-C	Main Avenue and Ivy Street in Fallbrook. Review requested by DPW staff. Establish an all-way stop intersection.

Approval of Item 2-A on Single Oak Drive and Rockcrest Road in Lakeside (District 2), 2-B on Oro Street and Persimmon Avenue in unincorporated El Cajon (District 2), 4-A on Central Avenue and Lamar Street in Spring Valley (District 4), 5-B on Main Avenue and Elder Street in Fallbrook (District 5), and 5-C on Main Avenue and Ivy Street in Fallbrook (District 5) would enhance safety for pedestrians, bicyclists, and motorists by assigning a full stop to all vehicles approaching the intersections. Properly posted intersection stop controls reduce the number and severity of collisions by assuring reasonable drivers enter intersections at a low speed and have more time to take heed of the traffic situation.

Approval of Items 2-C on Arnold Way in Alpine (District 2), 3-A on Elfin Forest Road in Elfin Forest (District 3), and 4-B on Avocado Boulevard in Mount Helix/Calavo Gardens (District 4) would support speed enforcement which enhances roadway safety. Properly posted speed limits inform drivers on safe speeds, reduce the number and severity of collisions, and allow for enforcement.

Approval of Item 5-A on Old Highway 398 and Canonita Drive/Stewart Canyon Road in Monserate (District 5) will add the intersection to the County's traffic signal installation or modification list. The County's Traffic Signal List allows staff to seek funding for subsequent design and construction. Traffic control signals will provide safety enhancement measures for pedestrians, bicyclists, and all other road users. Properly designed traffic control signals help manage intersections safely and efficiently by coordinating vehicle and pedestrian movement.

The Board's action on Items 2-A on Single Oak Drive and Rockcrest Road in Lakeside (District 2), 2-B on Oro Street and Persimmon Avenue in unincorporated El Cajon (District 2), 4-A on Central Avenue and Lamar Street in Spring Valley (District 4), 5-B Main Avenue and Elder Street in Fallbrook (District 5), and 5-C Main Avenue and Ivy Street in Fallbrook (District 5) 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 June 25, 2025 would allow implementation by DPW.

The Board's action on Items 2-C on Arnold Way in Alpine (District 2), 3-A on Elfin Forest Road in Elfin Forest (District 3), and 4-B on Avocado Boulevard in Mount Helix/Calavo Gardens (District 4) would introduce an ordinance to amend speed limit zones. This action would revise the County Code and requires two steps. On June 25, 2025, the Board will consider the TAC items. If the Board takes action as recommended on June 25, then on August 27, 2025, a second reading and adoption of ordinances amending the County Code would be necessary to implement the Board's direction. If the proposed ordinance is altered on August 27, 2025, 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. Single Oak Drive and Rockcrest Road in Lakeside - Establish an all-way stop intersection.

Item 2-B. Oro Street and Persimmon Avenue in unincorporated El Cajon - Establish an all-way stop intersection.

Item 2-C. Arnold Way from Harbison Canyon Road to Tavern Road in Alpine - Reduce the 40 MPH speed limit to 35 MPH and certify the speed limit for radar enforcement.

District 3:

Item 3-A. Elfin Forest Road from Harmony Grove Road to the San Marcos city limit (-near Camino Cielo Azul) in Elfin Forest - Reduce the 45 MPH speed limit to 40 MPH and certify the speed limit for radar enforcement.

District 4:

Item 4-A. Central Avenue and Lamar Street - Establish an all-way stop intersection.

Item 4-B. Avocado Boulevard from the El Cajon city limit (at Dewitt Court) to Madrid Way in unincorporated El Cajon - Reduce the 45 MPH speed limit to 40 MPH and certify the 40 MPH speed limit for radar enforcement.

District 5:

Item 5-A. Old Highway 395 and Canonita Drive/Stewart Canyon Road in Monserate - Place the intersection on the County's traffic signal list for design and construction.

Item 5-B. Main Avenue and Elder Street in Fallbrook - Establish an all-way stop intersection.

Item 5-C. Main Avenue and Ivy Street in Fallbrook - Establish an all-way stop intersection.

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. Adopt the following resolutions:
RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN THE COUNTY OF SAN DIEGO (Items 2-A, 2-B, 4-A, 5-B, & 5-C)

RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 304 RELATING TO THE ESTABLISHMENT OF STOP INTERSECTIONS IN THE COUNTY OF SAN DIEGO (Items 2-A, 2-B, 4-A)

RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 305 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO (Items 5-B & 5-C)

4. Approve the introduction of the following Ordinance:
ORDINANCE AMENDING SECTIONS 72.161.45.1., 72.163.21., AND 72.169.98.2. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY (Items 2-C, 3-A, and 4-B)

If, on June 25, 2025, the Board takes action as recommended, then, on August 27, 2025:

1. Adopt the following Ordinance:
ORDINANCE AMENDING SECTIONS 72.161.45.1., 72.163.21., AND 72.169.98.2. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY (Items 2-C, 3-A, and 4-B)

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 allows the Department of Public Works 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 uses the Healthy Places Index (3.0) and CalEnviroScreen (4.0) to ensure that 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 most 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 proposed actions have social, health and well-being, and environmental sustainability benefits. The Traffic Advisory Committee has made addressing sustainability a top priority by partnering with local communities and industry leaders in a public forum every two months 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 2025-26 Operational Plan in the Department of Public Works Road Fund. If approved, this request will result in costs and revenue of \$24,542 in Fiscal Year 2025-26 for staff time, materials, and supplies. The funding source is the 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

**6. SUBJECT: NOTICED PUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES
FOR COMMUNITY FACILITIES DISTRICTS AND RELATED CEQA
EXEMPTION (DISTRICTS: ALL)**

OVERVIEW

A Community Facilities District (CFD) is established to create a funding mechanism for public facilities and services such as streets, sewer facilities, stormwater facilities, fire protection, parks, and libraries. Through this funding mechanism, these public facilities and services are paid for by property owners within the boundaries of the CFD since they benefit the most from the services and are typically established as part of the development process for new or infill housing to support the residents of those housing developments. In accordance with County of San Diego (County) Board of Supervisors (Board) Policy I-136, *Comprehensive Goals and Policies for Community Facilities Districts*, the County Board approves levies for nine CFDs throughout the region, six managed by the County and three managed by the San Diego County Fire Protection District.

The method used to calculate CFD levies can be based on a variety of factors, including parcel acreage or land use type (single-family or multi-family). The rate is established in each district's Rate and Method of Apportionment (RMA) as adopted by the County Board at the time each CFD is formed. The RMA provides the methodology used to determine the maximum annual special tax allowable for each district. Any changes to an RMA require approval by voters within the CFD's boundaries. CFDs are levied annually on each parcel's property tax bill, reducing the cost to the ratepayer by eliminating the administrative costs that arise from annual billing and payment collection. The annual adoption of a resolution is required to provide for the levies of a special tax for CFDs on the tax rolls. Today's request is for the County Board and San Diego County Fire Protection District Board of Directors, acting as the Governing Body of the CFDs, to adopt resolutions to authorize the FY 2025-26 levies for nine CFDs. Upon approval, the annual levies will be placed on the tax roll so that the property owners can continue to pay the levy through their property tax bills.

Board Policy B-29 directs departments to recover the full cost of services provided to agencies or individuals. Staff reviewed each district's budget to determine if revenues were adequate for services or if rates should be increased or decreased based on the budget. Staff determined that the proposed rate increases for FY 2025-26 are needed to fund costs for services and that available fund balance is needed for working capital, future services, facility repair,

improvements, or replacement, and to ensure compliance with Board Policy B-29. There is no projected unrecovered cost; therefore, a waiver of Board Policy B-29 is not requested as part of today's action.

If today's actions are approved, levies will be adopted for nine CFDs. All proposed levies for the upcoming fiscal year are within approved maximum rates in accordance with the RMAs for each district and would not require voter approval. If today's proposed actions are not approved, there would be a reduction in revenue from not placing the proposed FY 2025-26 assessments on the tax roll. This would mean that maintenance and bond repayment would be impacted, and available fund balance would be used to mitigate any shortfalls for FY 2025-26.

The list of proposed levies for FY 2025-26 is as follows, with the complete summaries of changes in the background:

- 1. Community Facilities District No. 2008-01 (Harmony Grove Village) (District 3)** The Harmony Grove Village subdivision is located within the San Dieguito Community Plan area. The site is approximately 418 acres and includes 736 residential dwelling units and three public park sites. Harmony Grove Village 4th of July Park, Harmony Grove Village Community Park, and Harmony Grove Village Equestrian Park are located within the CFD. Funds support costs related to the construction of public facilities including parks, roads, wastewater, and flood control facilities built by the developer and administration, operation, and maintenance costs for flood control structures, public park and recreation facilities, street lighting, and emergency response services provided by Rancho Santa Fe Fire Protection District.
- 2. Community Facilities District No. 2013-01 (Horse Creek Ridge Maintenance) (District 5)** The Horse Creek Ridge subdivision is located within the Fallbrook Community Plan area. The site is approximately 277 acres and includes 741 single-family and multi-family dwelling units, a public sports park and staging area site. Horse Creek Ridge County Park is located within the CFD. Funds support increased costs to operate and maintain a regional sports park complex, staging area and park trails, onsite and offsite open space, fire services, and detention basins within the CFD.
- 3. Community Facilities District No. 2019-02 (Sweetwater Place Maintenance) (District 4)** The Sweetwater Place subdivision is located within the Spring Valley Community Plan area. The site is approximately 18 acres and includes 122 single-family and multi-family dwelling units and a two-acre public park. This funds increased costs to operate and maintain the two-acre Sweetwater Place County Park, which is located within the CFD.
- 4. Community Facilities District No. 2019-01 (Meadowood Maintenance) (District 5)** The Meadowood subdivision is located within the Fallbrook Community Plan area. The site is approximately 389 acres and is approved for 844 single-family and multi-family dwelling units and a park. The Meadowood subdivision is still being built out, and the number of parcels increased from 704 to 813 between FY 2024-25 and FY 2025-26. This funds the costs of operating and maintaining a park, park trails, fire services, and stormwater drainage and treatment facilities within the CFD.

- 5. Community Facilities District No. 2019-03 (Park Circle Maintenance) (District 5)**
The Park Circle subdivision is located within the Valley Center Community Plan area. The site is approximately 74 acres and includes 322 residential dwelling units and a 2.6-acre public park. This funds the cost of operations and maintenance of Harvest County Park.
- 6. Community Facilities District No. 2022-01 (Piper Otay Preserve Maintenance) (District 1)**
The Piper Otay subdivision is located within the East Otay Mesa Business Park Specific Plan and supports ongoing operations and maintenance to manage the Piper Otay Preserve.
- 7. Community Facilities District No. 04-1 (CFD No. 04-1) (District 2)**
Located in southeast San Diego county, CFD No. 04-1 encompasses approximately 4,549 acres of land (868 acres classified as developed property with 47 residential parcels, 2 non-residential parcels, and 3,584 undeveloped acres) within the communities of Lake Morena, Jacumba, Jamul, and Lyons Valley. This funds fire protection operations, equipment, facilities, and staffing.
- 8. Community Facilities District No. 09-1 (CFD No. 09-1) (District 1)**
Located in the southwestern portion of San Diego county, CFD No. 09-1 is between the Otay River Valley to the north, the international border with Mexico to the south, the San Ysidro Mountains to the east, and the City of San Diego to the west, encompassing approximately 3,068 acres of land. This funds staffing and the operation and maintenance of fire facilities that serve the approximately 134 parcels within the boundaries of the CFD, 43 of which are currently developed.
- 9. Community Facilities District No. 2014-01 (CFD No. 2014-01) (District 5)**
Located in Borrego Springs in northeastern San Diego county, CFD No. 2014-01 encompasses approximately 591.92 acres of land to fund capital projects and support fire protection services for the community of Borrego Springs.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the adoption of nine resolutions to authorize levies during Fiscal Year 2025-26 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3), 15378(b)(4) and (5), and 15273(b) of the State CEQA Guidelines and incorporate the findings attached hereto as Attachment Q.
2. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.

3. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (HORSE CREEK RIDGE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
4. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-02 (SWEETWATER PLACE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
5. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-01 (MEADOWOOD MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
6. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-03 (PARK CIRCLE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
7. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PIPER OTAY PRESERVE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26

Acting as the Board of Directors, San Diego County Fire Protection District:

1. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 04-1 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
2. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 09-1 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.
3. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2025-26.

EQUITY IMPACT STATEMENT

Levying special taxes that fund special districts would result in additional community services and resources that improve the health, safety, and economic interests of local communities. Therefore, services provided through the levying charges on the Fiscal Year 2025-26 tax rolls will have a positive impact on communities throughout the unincorporated areas of the county, including providing fire protection, flood control protection, parks, and paramedic services.

SUSTAINABILITY IMPACT STATEMENT

Today's action to confirm special district assessments supports economic stability, promotes the health and well-being of citizens, and provides equitable access to County services. Timely road maintenance prevents more costly repairs in the future, contributing to economic and infrastructural sustainability. Fire protection, flood control protection, emergency communication, and paramedic services protect the health and well-being of citizens and their properties. County parks provide citizens equitable access to outdoor recreation and nature opportunities. This action will help maintain a strong and resilient community through the continued collection of levies.

FISCAL IMPACT

The proposed special tax levies are included in the Fiscal Year (FY) 2025-26 Operational Plan for the Department of Public Works (DPW), Department of Parks and Recreation (DPR), and San Diego County Fire Protection District. If approved, the proposed rate increases will result in additional estimated revenue of \$86,267.42 in DPW for Community Facilities District (CFD) No. 2008-01 Harmony Grove Village; and a total of \$191,800.05 in DPR: \$18,765.98 for CFD No. 2013-01 Horse Creek Ridge Maintenance, \$4,584.76 for CFD No. 2019-02 Sweetwater Place Maintenance, \$157,115.50 for CFD No. 2019-01 Meadowood Maintenance, \$9,913.52 for CFD No. 2019-03 Park Circle Maintenance, and \$1,420.29 for CFD No. 2022-01 Piper Otay Preserve Maintenance. If approved, the proposed rates for the San Diego County Fire Protection District will result in estimated additional revenue of \$434.06 for CFD No. 04-01 Lake Morena, Jacumba, Jamul, and Lyons Valley, \$103,465.30 for CFD No. 09-1 East Otay Mesa, and \$960.30 for CFD No. 2014-01 Borrego Springs. If approved, the cumulative proposed rate increases will result in additional estimated total revenue of \$382,927.13 to the County of San Diego (County). The funding sources are special tax levies from CFD No. 2008-01, CFD No. 2013-01, CFD No. 2019-02, CFD No. 2019-01, CFD No. 2019-03, CFD No. 2022-01, CFD No. 04-1, CFD No. 09-1 and CFD No. 2014-01 paid by property owners. There will be no change in net General Fund cost and no additional staff years.

The proposed assessment levies are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. The funding source is assessment levies paid by property owners within the identified CFDs. If the Board does not adopt the resolutions, the proposed assessments cannot be placed on the tax rolls for FY 2025-26. Without the additional funds generated by the proposed assessments, services for streets, sewer facilities, stormwater facilities, fire protection, parks, and libraries would be reduced unless other funding sources are identified. Without the funds generated by the proposed assessments, bond repayments would not be properly funded, and the bonds could go into default.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP01)

7. **SUBJECT: NOTICE DPUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES IN
THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT AND
LANDSCAPE MAINTENANCE DISTRICT ZONES NO. 1 - RANCHO
SAN DIEGO AND NO. 2 - JESS MARTIN PARK AND RELATED CEQA
EXEMPTION (DISTRICTS: ALL)**

OVERVIEW

On May 21, 2025 (03), the Board of Supervisors set a Hearing for June 25, 2025.

Special districts are created to provide new or enhanced local services and infrastructure to specific communities. The special districts in today's action were created to fund community parks and streetlights in select unincorporated areas of the region. Services are primarily funded by property owners and paid through assessments that are collected through the tax roll, reducing administrative costs from billing and payment collection. District boundaries, services, and maximum rates are determined by voter approval or as a condition of development at the time of formation. The method for calculating how much each parcel pays is established in the ordinance adopted at the time of formation and may be based on a variety of factors, commonly including the type of land use or parcel acreage. The rate cannot exceed the maximum amount in the adopted ordinance without voter approval from affected property owners. At the time of formation, residents in some districts voted to include cost escalators in their ordinances, which allow the maximum rate to increase each year to keep pace with inflation. The most commonly used cost escalator is the Consumer Price Index (CPI), which measures the cost of consumer goods.

Board of Supervisors Policy B-29 directs departments to recover full cost, to the extent legally possible for services provided to agencies or individuals outside the County of San Diego organization under grants, contracts, or for which fees may be charged. To determine if revenues were adequate for services or if rates should be adjusted, (County) staff reviewed budgets for:

1. San Diego County Street Lighting District;
2. Landscape Maintenance District Zone (LMDZ) No. 1 - Rancho San Diego; and
3. LMDZ No. 2 - Jess Martin Park.

Staff determined the proposed rates for Fiscal Year (FY) 2025-26 are needed to continue to fund services and to ensure compliance with Board Policy B-29. Some of these rates are proposed to increase while others are proposed to remain at the current rate. These rates are also necessary to maintain financial reserves to fund future services, facility repairs, emergency repairs, improvements, and replacements.

1. **San Diego County Street Lighting District:** This district is managed by the County Department of Public Works (DPW) and funds the operations and maintenance of public streetlights across the unincorporated areas of San Diego County. The proposed annual assessment rate for this district will remain at the current amount of \$2.00 per single-family residence. The current assessment is sufficient to continue to fund operation and maintenance of streetlights for the next fiscal year.

- 2. Landscape Maintenance District Zone No. 1 - Rancho San Diego:** This is managed by the County Department of Parks and Recreation (DPR) to fund ongoing park operations, maintenance, and improvements within the unincorporated community of Rancho San Diego in District 4. The proposed annual assessment rate will increase by 3% from \$39.75 to \$40.93 per single-family residence. Although the San Diego Area CPI rose 3.12% due to inflation in 2024, according to the U.S. Bureau of Labor Statistics, the voter-approved maximum annual rate increase is set at 3% which is included on each property tax bill. The additional revenue will support increased costs for ongoing services. Without the additional revenue, services would be reduced, resulting in suspended maintenance and more costly future repairs. The proposed rate is within the maximum in the ordinance and does not require voter approval from affected property owners for this action.
- 3. Landscape Maintenance District Zone No. 2 - Jess Martin Park:** This district is managed by DPR to fund ongoing park operations, maintenance of amenities, and construction of minor capital improvements at Jess Martin Park in the unincorporated community of Julian in District 2. The proposed annual assessment rate will remain at the current amount of \$47.82 per single-family residence. The voters did not approve an annual cost escalator at the time of the district's formation; however, the Board did approve an allocation of County General Purpose Revenue (GPR) to offset the benefit from park visitors who do not reside in the district. A vote from affected property owners is not required for this action because there is no proposed rate increase.

Today's request is to adopt resolutions to confirm these assessments and authorize levies for these three special districts administered by DPW and DPR. Upon adoption, the assessments will be placed on the tax roll for FY 2025-26. The deadline to place these assessments on the FY 2025-26 tax rolls is August 10, 2025.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT.
(Attachment G)
2. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN LANDSCAPE MAINTENANCE DISTRICT ZONE NO. 1.
(Attachment H)
3. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN LANDSCAPE MAINTENANCE DISTRICT ZONE NO. 2.
(Attachment I)

EQUITY IMPACT STATEMENT

Today's action continues the County of San Diego's (County) commitment to provide programs and services that enhance communities. Assessments and special taxes fund services for special districts which improve the health, safety, and economic interests of local communities. Levying charges on the Fiscal Year (FY) 2025-26 tax rolls for the County and San Diego County Street Lighting District will have a direct impact on communities throughout the unincorporated areas of the county. The levies for these three districts fund street lighting and community park services to residents of approximately 110,000 parcels.

SUSTAINABILITY IMPACT STATEMENT

Today's action supports the County of San Diego's (County) Sustainability Goals to protect the health and wellbeing of residents, provide just and equitable access to County services, and make investments in energy efficiency by continuing to fund the operation, maintenance, and improvements of streetlights and parks. Streetlights enhance the health and safety of all residents and visitors who use County roads. Regular streetlight maintenance protects the health and wellbeing of everyone in the region and supports economic sustainability by preventing more costly maintenance treatments in the future. The Street Lighting District also supports the County's goal to invest in energy efficiency and reduce greenhouse gas emissions through the conversion of streetlight assets to light emitting diode (LED) fixtures. Specific LED fixtures are installed within dark sky designated communities to reduce light pollution and maintain compliance with the County's Dark Sky Ordinance. The nine County parks included in this action provide access to outdoor recreation and nature. Funding the operation and maintenance of these parks aligns with the County's sustainability goals to promote the health and wellbeing of the community and allow equitable access to County facilities.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2025-26 CAO Recommended Operational Plan in the Department of Public Works and Department of Parks and Recreation. There is no proposed change in the assessment for the San Diego County Street Lighting District and Landscape Maintenance District Zone No. 2 - Jess Martin Park.

A rate increase is proposed for Landscape Maintenance District Zone No. 1 - Rancho San Diego that will increase the assessment rate by 3% from \$39.75 to \$40.93. There is no proposed increase for the San Diego County Street Lighting District or Landscape Maintenance District Zone No. 2 - Jess Martin Park. If approved, this request will result in costs and revenue of approximately \$295,104 for the Street Lighting District, \$191,372 for LMDZ No. 1 - Rancho San Diego, and \$99,843 for LMDZ No. 2 Jess Martin Park. The funding source for this request is property owner paid assessments and a portion of annual countywide property tax revenues that was allocated by formula to special districts as a result of Proposition 13 (1978) and subsequent legislation, including Assembly Bill 8 (1979). There will be no change in net General Fund cost and no additional staff years.

The proposed assessment levies are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed. The funding source is assessment levies on property owners within the identified districts and General Purpose Revenue.

If the Board of Supervisors does not adopt the resolutions, the proposed assessments cannot be placed on the tax rolls for FY 2025-26. Without the funds generated by the assessments, services for street lighting would be reduced, including suspending maintenance projects related to light and pole repair. In the two Landscape Maintenance District Zones, the reduction of services and deferred maintenance includes, but is not limited to, a reduction of hardscape and walkway maintenance, minimal planting of new trees and shrubs, reduction of playground, skatepark, and ball field maintenance, and adjustment of operational hours.

BUSINESS IMPACT STATEMENT

N/A

**8. SUBJECT: NOTICED PUBLIC HEARING:
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2025-26 LEVIES
FOR PERMANENT ROAD DIVISION ZONES, COUNTY SERVICE
AREAS AND ZONES, SAN DIEGO COUNTY FIRE PROTECTION
DISTRICT ZONES, AND STORMWATER MAINTENANCE ZONES
(DISTRICTS: ALL)**

OVERVIEW

Special districts are created by residents of a community to deliver specialized services that the local county or city does not provide. There are a variety of special districts, and each type is governed under different State laws. The County of San Diego (County), San Diego County Flood Control District (Flood Control District), and San Diego County Fire Protection District (Fire District) use special districts as a funding mechanism to provide services, such as fire protection, flood control protection, private road, landscape maintenance, parks, emergency communication and paramedic services across the unincorporated region and in six cities (Del Mar, Solana Beach, Encinitas, Santee, and portions of Poway and San Diego) in San Diego County.

These services are primarily funded by property owners through assessments or special taxes that are collected through annual property tax bills, reducing the cost to ratepayers by eliminating the administrative costs from annual billing and payment collection. District boundaries were established by voters at the time of formation or as a condition of development. The method for calculating how much each property owner pays per parcel varies based on the type of district and rules outlined within each ordinance adopted as the districts were formed. The most common method for calculating the rate per parcel is based on a variety of factors, including land use, parcel acreage, or use type (single-family or multi-family). The assessments or special taxes cannot exceed the maximum amount in the adopted ordinance without an additional vote of the community within the district's boundaries. At the time of formation, some of the ordinances included cost escalators, tied to a specific cost index, to allow special districts to increase the maximum rate each year to keep pace with inflation. The most commonly used cost indices are the Consumer Price Index (CPI) which measures the cost of consumer goods, and the Construction Cost Index (CCI) which measures the cost of construction materials and labor. There are a total of 74 districts included in this Board letter and proposed actions; of these, 10 are proposing rate increases.

Board of Supervisors Policy B-29 directs departments to recover full cost, to the extent legally possible, for services provided to agencies or individuals outside the County of San Diego organization under grants, contracts, or for which fees may be charged. Staff reviewed each district to determine if revenues were adequate for services or if rates should be increased or decreased based on the budget. Staff determined that the proposed rates for Fiscal Year (FY) 2025-26 are needed to fund services and to ensure compliance with Board Policy B-29. Rates are also necessary to maintain financial reserves to fund future services, facility repairs, improvements, or replacements. All proposed rates are in accordance with Articles XIII A-D of the California Constitution (Proposition 218 The Right to Vote on Taxes Act) as amended to date and are within the maximum rates set forth in each district's adopted ordinance; therefore, they do not require voter approval from affected property owners. Under Proposition 218, voters must approve special district formations and the maximum amount that can be collected from property owners.

Permanent Road Division Zones (County District)

Permanent Road Division (PRD) Zones are managed by the County Department of Public Works (DPW) in various unincorporated communities. Forty-nine PRD Zones levy property owner assessments or special taxes. The amount each parcel is charged is determined by factors such as the type of land use, parcel size, and the number of dwelling units, which is represented by “benefit units.” Benefit units are used to quantify the specific level of benefit each parcel receives from the services. Rates will remain the same in 44 of the 49 PRD Zones that levy property owner assessments or special taxes. Three rate increases are being proposed to fund road resurfacing, culvert repairs, and future road replacements. Two PRDs will have a rate increase based on voter approval, and one of these PRDs (PRD 1016 - El Sereno Way) rate increase is due to a negative cash balance from prior road improvements that cost more than anticipated and that needs to be repaid to the County with interest. Three PRD Zones will have rate increases based on their approved cost escalators. The approved cost escalator for the three PRD Zones is the Los Angeles CCI, which measures construction labor and materials costs and is frequently used to account for inflation for construction projects in the San Diego region, as Los Angeles is the closest region to have a CCI for these zones. The five proposed annual rate increases for this upcoming Fiscal Year (FY) are:

1. PRD Zone 106 - Garrison Way is in the unincorporated community of El Cajon (District 2).
2. PRD Zone 117 - Legend Rock is in the unincorporated community of Hidden Meadows (District 5).
3. PRD Zone 133 - Ranch Creek Road is in the unincorporated community of Valley Center (District 5).
4. PRD Zone 1016 - El Sereno is in the unincorporated community of North County Metro (District 5).
5. PRD Zone 1017 - Kalbaugh/Haley/Toub Streets is in the unincorporated community of Ramona (District 2).

County Services Areas (County District)

1. There are nine County Services Areas (CSA) funded by assessments that are managed by multiple County departments based on the services provided. CSAs provide maintenance and operations for parks, landscaping, open space management, and emergency medical/paramedic services in multiple unincorporated communities and six incorporated cities (Del Mar, Solana Beach, Encinitas, Santee, and portions of Poway and the City of San Diego). Rates will remain the same in six of the nine CSAs that levy assessments because current revenues can fully fund planned services. The approved cost escalator for CSAs is the San Diego CPI, which is based on a broad range of labor costs, goods, and services. Three rate increases are being proposed, which are based on the voter-approved San Diego CPI increase of 3.12%:
2. CSA 83A - San Dieguito Local Parks District is managed by the Department of Parks and Recreation and provides park amenities and services in the unincorporated community of 4S Ranch (District 2).

3. CSA 17 - San Dieguito Emergency Medical Services is managed by San Diego County Fire and provides services to the cities of Del Mar, Solana Beach, Encinitas, and the City of San Diego communities of Del Mar Heights, and Del Mar Terrace, the unincorporated communities of Rancho Santa Fe, 4S Ranch, and a portion of Elfin Forest (Districts 2 & 3).
4. CSA 26 Zone A - Cottonwood Village is managed by DPW and provides open space fire-fuel management and landscape maintenance services in the unincorporated community of Rancho San Diego (District 4).

San Diego County Fire Protection District (Fire District)

There are 12 zones in the San Diego County Fire Protection District funded by assessments or special taxes managed by San Diego County Fire that provide funds to supplement the cost of fire protection and emergency medical services across multiple unincorporated communities. Rates will remain the same in 11 of the 12 zones that levy assessments or special taxes because current revenues are adequate to fully fund services; in addition, there is no voter approved cost price escalator for these 11 zones. One rate increase is being proposed:

1. Fire District - Palomar Mountain provides services within the unincorporated community of Palomar Mountain (District 5).

Flood Control District Stormwater Maintenance Zones (Flood Control District)

There are three Stormwater Maintenance Zones (SMZ) and one CSA funded by assessments managed by the Flood Control District in DPW that provide maintenance of flood control facilities in multiple unincorporated communities. Rates will remain the same in two of the three SMZ's and the one CSA zone that levies assessments because revenues can fully fund planned services. One rate increase is being proposed:

1. SMZ No. 4-4249-3-Lake Rancho Viejo is in the unincorporated community of Fallbrook (District 5).

This is a request for the Board of Supervisors to adopt resolutions to confirm assessments and special taxes and authorize levies for the 74 special districts administered by the County, the Flood Control District, and the Fire District. Upon adoption, the assessments and special taxes will be placed on the tax roll for FY 2025-26.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed activity is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) because the activity is the establishment of government funding mechanisms without a commitment to any particular project which may result in a significant impact on the environment.
2. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000 ZONES, ADOPTING ASSESSMENTS AND SPECIAL TAXES AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT A)

3. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS, ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREAS CSA 26A-COTTONWOOD VILLAGE AND CSA 26B-MONTE VISTA, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT B)
4. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA CSA 136 -SUNDANCE DETENTION BASIN, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT C)
5. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREAS NO. 26 -RANCHO SAN DIEGO LOCAL PARK DISTRICT, COUNTY SERVICE AREA NO. 128-SAN MIGUEL LOCAL PARK DISTRICT, COUNTY SERVICE AREA NO. 83, ZONE A-SAN DIEGUITO LOCAL PARK DISTRICT 4S RANCH, ADOPTING CHARGES AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT D)
6. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA NO. 135, ZONES B-DEL MAR, H-SOLANA BEACH, AND F-POWAY, ADOPTING LEVIES AND CONFIRMING REPORTS RE: SPECIAL TAXES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT E)
7. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA NO. 17-SAN DIEGUITO EMERGENCY MEDICAL SERVICES DISTRICT, ADOPTING LEVIES AND CONFIRMING REPORTS RE: SPECIAL TAXES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT F)

Acting as the Board of Directors, San Diego County Fire Protection District:

1. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF THE SPECIAL ASSESSMENT SERVICE ZONES, ADOPTING SPECIAL ASSESSMENTS AND CONFIRMING REPORTS RE: SPECIAL ASSESSMENTS TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT G)

Acting as the Board of Directors, San Diego County Flood Control District:

1. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ACTING AS THE GOVERNING BODY OF STORMWATER MAINTENANCE ZONES 3-4978-1 BLACKWOLF, 4-4249-3 LAKE RANCHO VIEJO, AND 3-5142-1 PONDEROSA, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2025-26. (ATTACHMENT H)

EQUITY IMPACT STATEMENT

Today's action continues the County of San Diego's commitment to providing programs and services that enhance our communities. Assessments and special taxes fund services that include fire protection, flood control protection, private road maintenance, landscaping, parks, emergency communication, and paramedic services which improve the health and safety of our local communities.

SUSTAINABILITY IMPACT STATEMENT

Today's action to confirm special district assessments supports economic stability, promotes the health and wellbeing of citizens, and provides equitable access to County of San Diego (County) services. Maintaining roads in a timely manner prevents more costly maintenance in the future, contributing to economic sustainability. Fire protection, flood control protection, emergency communication and paramedic services protect the health and wellbeing of citizens and their properties. County parks provide citizens with equitable access to outdoor recreation and nature opportunities. This action will help maintain a strong and resilient community.

FISCAL IMPACT

The proposed assessment revenues are included in Fiscal Year (FY) 2025-26 Operational Plan for the Departments of Public Works (DPW), Department of Parks and Recreation (DPR), Sheriff, San Diego County Fire (County Fire), San Diego County Flood Control District (Flood Control District), and the San Diego County Fire Protection District (Fire District). The proposed rate increases for a total of 10 special districts will result in increases in revenue from property owner assessments of \$430,830 in total for DPW, \$64,003 in total for County Fire, \$23,891 for DPR, and \$246,399 in total for the Fire District. There is no proposed change in rates for the remaining 64 special districts. The funding source is assessment levies on property owners within the identified districts. There will be no change in net General Fund cost and no additional staff years.

If the Board of Supervisors, acting on behalf of the County of San Diego and other independent districts, does not adopt the resolutions, the proposed assessments and special taxes cannot be placed on the tax rolls for FY 2025-26. Without the funds generated by assessments, services for flood control protection, private road maintenance, parks, and landscape services would be reduced, and maintenance would be suspended. Fund balance would be leveraged to fill the gap and maintain existing operations and service levels for public safety communications systems, structural fire protection, and emergency medical services, which would impact the funding available for working capital.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO FLOOD CONTROL DISTRICT ITEM FL01 AND SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP02)

**9. SUBJECT: NOTICED PUBLIC HEARING:
PUBLIC HEARING TO APPROVE FEES AND CHARGES FOR FISCAL
YEAR 2025-26 TAX ROLL OF SAN DIEGO COUNTY SANITATION
DISTRICT, CAMPO WATER MAINTENANCE DISTRICT, AND
COUNTY SERVICE AREA NO. 137 - LIVE OAK SPRINGS WATER
SYSTEM AND RELATED CEQA EXEMPTION
(DISTRICTS: 1, 2, & 4)**

OVERVIEW

The County of San Diego (County) operates one sewer system through the San Diego County Sanitation District (Sanitation District) and two drinking water systems where customers are billed for services through the tax roll. Today's recommended action is to approve two resolutions to place charges on the Fiscal Year (FY) 2025-26 tax roll for the previously approved rates in 2023 associated with the Sanitation District and two systems.

The Sanitation District provides sanitary sewer service to several unincorporated communities including Spring Valley, Lakeside, Alpine, Winter Gardens, East Otay Mesa, Campo, Julian, and Pine Valley. The County of San Diego (County) Board of Supervisors (Board) serves as the Sanitation District's Board of Directors (Directors). Sanitation District annual sewer service charges are collected on the property tax roll.

The County also operates the Campo Water Maintenance District (Water District), which provides water service to a portion of the unincorporated community of Campo, and County Service Area No. 137 - Live Oak Springs Water System (Live Oak Springs). Live Oak Springs is a special district where the County provides water service to portions of the unincorporated community of Boulevard. Annual water service charges for both the Campo Hills zone of the Water District and Live Oak Springs are currently collected on the property tax roll. The Board previously approved water charges for the Water District and Live Oak Springs and charges will remain unchanged from FY 2024-25.

On April 6, 2011 (1), the Board of Supervisors approved water rates for the approximately 222 drinking water customers served by the Campo Hills zone of the Water District. Today's recommended action is to place the annual water rate charges on the tax roll for FY 2025-26. This action does not change the previously approved annual water rates for Campo Hills, and the annual water rate for FY 2025-26 will remain unchanged from FY 2024-25 at \$1,320 per year for residential and commercial customers.

On November 18, 2020 (3), the Board of Supervisors approved a three-year water rate package through FY 2023-24 for Live Oak Springs, which serves approximately 90 residential and commercial customers. Today's recommended action is to place the annual water rate charges on the tax roll for FY 2025-26. Water charges are comprised of two components, a fixed base charge and a variable consumption charge. The annual water rate for FY 2025-26 will remain unchanged from FY 2024-25. The base charge for FY 2025-26 remains at \$99.86 per month. The variable consumption charge includes a two-tiered rate structure based on the amount of water a customer uses measured in hundred cubic feet (HCF). Tier 1 represents typical indoor water usage for a household with two occupants at rate of \$11.01 per HCF. For Tier 2, it represents a higher water usage for a household that may include more than two occupants and landscape irrigation demand, the rate is \$13.70 per HCF.

On May 3, 2023 (SA01), the Directors approved a five-year sewer rate package through FY 2027-28. Single-family residential customers, which make up 87% of the Sanitation District's approximately 37,000 customers, will be assessed an annual sewer charge of \$611.40 per equivalent dwelling unit (EDU) which reflects the 5.75% increase approved in 2023. Last year's rate was \$578.15 per EDU. An EDU is a standard unit of measure based on the average volume of wastewater flow generated by a typical single-family residential dwelling. In addition, a pass-through charge of \$56.08 for the City of San Diego's Metropolitan Wastewater (Metro) System will be charged per EDU for a combined annual charge of \$667.48. Attachment B contains a complete list of pass-through charges by residential, commercial, industrial, and institutional classifications.

The department continues to look for opportunities to reduce costs through innovations and efficiencies. Collecting sewer and water service charges through the tax roll minimizes administrative costs by eliminating the need for monthly billing and payment collection. These efforts save customers more than \$1 million annually. In addition, cutting-edge technologies to inspect pipelines reduces costly emergency repairs and efficiently allows staff to allocate labor, equipment, and materials to operate and maintain the systems.

A public hearing on these tax roll reports will be held at today's meeting to allow the public an opportunity to comment on sewer and water service charges on the property tax roll. Today's action also includes a request to conduct a public hearing on the Sanitation District, Water District, and CSA No. 137 tax roll reports, and to adopt resolutions approving collection of sewer and water service charges on the FY 2025-26 tax rolls. At the hearing, any interested person may appear, and object or protest said reports.

If the Directors and/or Board does not adopt the resolutions, the sewer and water service charges cannot be placed on the tax rolls for FY 2025-26. Without the funds generated by the assessments, services for sewer and water would be greatly reduced. This would include, but not be limited to: repair capabilities, preventative maintenance of system pipes and infrastructure, and other factors to maintain safe and reliable water and sewer. In addition, capital improvements would be suspended, increasing the likelihood of major and costly failures that could have consequences of pipe failure impacting streams or rivers, underserved communities, roadways, or structures. If placement on the tax roll is deferred, administrative costs to collect funds, set up accounts, and handle past due accounts, would be incurred and passed on to ratepayers.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

Acting as Board of Supervisors:

1. Find that the proposed action is not subject to the California Environmental Quality Act (CEQA) as specified under Section 15060 (c)(3) of the state CEQA Guidelines because levying sewer and water service charges on the property tax roll is administrative in nature and is not a project as defined in CEQA Guidelines Section 15378.
2. Adopt a Resolution titled: RESOLUTION AUTHORIZING WATER SERVICE CHARGES FOR FISCAL YEAR 2025-26 TO BE COLLECTED ON THE TAX ROLL. (Attachment C)

Acting as the Board of Directors of the San Diego County Sanitation District:

3. Adopt a Resolution titled: RESOLUTION AUTHORIZING SEWER SERVICE CHARGES FOR FISCAL YEAR 2025-26 TO BE COLLECTED ON THE TAX ROLL. (Attachment D)

EQUITY IMPACT STATEMENT

The San Diego County Sanitation District, Campo Water Maintenance District, and County Service Area No. 137 - Live Oak Springs Water System strive to implement programs and projects that preserve, enhance, and promote quality of life, health and safety, sustainability, equity, and environmental resources while simultaneously complying with mandatory federal, state, and local regulations. The services, maintenance, and infrastructure enhancements realized from the revenues generated by approved fee ordinances will benefit unincorporated communities by ensuring safe drinking water and reducing the risk of sewage spills and adverse impacts on water quality.

SUSTAINABILITY IMPACT STATEMENT

Implementation of a resolution authorizing sewer and water tax service charges for Fiscal Years 2025-26 to be collected on the tax roll has economic, environmental, and health and well-being sustainability benefits. Today's action will provide for essential sewer and water system operation, maintenance, and capital improvement, which contribute to the County's sustainability goals, including aligning the County's available resources with services to maintain fiscal stability and ensure long-term solvency; cultivating a natural environment for residents, visitors and future generations to enjoy; and ensuring the capability to respond and recover to immediate needs for individuals, families, and the region. A well-maintained sewer and water system protects the health and well-being of the communities served and help protect water quality, which are both key County sustainability goals.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan in the Department of Public Works, San Diego County Sanitation District (Sanitation District), Campo Water Maintenance District (Water District), and County Service Area No. 137 - Live Oak Springs Water System (Live Oak Springs). The annual sewer and water service charges from customers will generate approximately \$36.09 million in revenue for the Sanitation District, \$0.3 million for the Water District, and \$0.2 million for Live Oak Springs. Effective July 1, 2025, the sewer rate will reflect the increase approved by the Board of Directors of the Sanitation District on May 3, 2023 (SA#01); the Live Oak Springs water rate will reflect no increase for Live Oak Springs per the Board of Supervisors (Board) adopted ordinance on November 11, 2020 (03); the water rate will reflect no increase for Water District per the Board adopted ordinance on April 6, 2011 (01). There will be no change in net General Fund cost and no additional staff years. The proposed charges are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed. The funding source is assessment charges on property owners within the identified districts.

If the Directors and/or Board does not adopt the resolutions, the sewer and water service charges cannot be placed on the tax roll for FY 2025-26. If service charges are not placed on the tax roll, services for sewer and water would be greatly reduced, and capital improvements and maintenance would be suspended. If placement on the tax roll is deferred, administrative costs to collect funds, set up accounts, and handle arrearages would be incurred and passed on to ratepayers.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO SANITATION DISTRICT ITEM SA01)

**10. SUBJECT: NOTICED PUBLIC HEARING:
APPEAL OF PARADISE VALLEY ROAD WIRELESS
TELECOMMUNICATION FACILITY MAJOR USE PERMIT AND
CEQA EXEMPTION (DISTRICT: 1)**

OVERVIEW

This is a request for the Board of Supervisors (Board) to consider an appeal submitted by a resident on behalf of Sweetwater Hills Townhomes (Appellant) of the Planning Commission's approval of the Major Use Permit (MUP) and associated environmental findings for the proposed Paradise Valley Road Wireless Telecommunication Facility project (Project). The Project is a request submitted by AT&T (Applicant) to construct, maintain, and operate a new wireless telecommunication facility on an approximately three-acre property located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area, leased from the San Diego County Water Authority.

The proposed wireless facility would include 12 panel antennas mounted to a new 35-foot-tall faux mono-eucalyptus tree and supporting equipment located within the adjacent equipment enclosure. The Project will enhance telecommunications infrastructure in the Spring Valley community, improving network coverage and supporting increasing connectivity demands. The facility's design, including a 35-foot-tall mono-eucalyptus, integrates with the surrounding landscape to minimize visual impacts and maintain community character. The Project complies with all applicable County setbacks and zoning requirements and aligns with the General Plan and the Spring Valley Community Plan. The Project meets all County regulations and environmental standards, and complies with the California Environmental Quality Act (CEQA) as no significant environmental impacts were identified.

On April 19, 2024, the Planning Commission denied the original application due to a lack of quorum, as it failed to secure the required minimum of four votes for approval. During the 10-day appeal period, the applicant submitted an appeal application on April 29, 2024, with intentions to submit a revised plot plan to address community concerns. The revised plot plan, submitted October 24, 2024, relocated the wireless telecommunications tower 11.5 feet to the east within the same project site in response to community feedback regarding the facility's proximity to neighboring residences (Attachment I). Under Section 7366(b) of the County Zoning Ordinance, the appeal process to the Board was terminated, and the revised application was referred back to the Planning Commission for a decision.

The Project was then approved by the Planning Commission on February 28, 2025. A decision of the Planning Commission is appealable to the Board, and a formal appeal must be submitted within 10 calendar days of the Planning Commission decision. The Planning Commission's approval of the Project has been appealed by a resident on behalf of Sweetwater Hills Townhomes (Attachment A) and the appeal application was submitted on March 10, 2025. The appeal cites four main concerns, and staff's responses to each point are included in this Board letter. The appellant claims:

1. Improper CEQA Exemption
2. Lack of Justification for Coverage Needs
3. Inconsistent Setback Policies
4. Precedents in Other Communities

Staff has analyzed all points of appeal and has determined that they have been addressed through the MUP findings made for the Project and consistency findings with the San Diego County General Plan and Spring Valley Community Plan. The Project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Staff also determined that the Project meets the intent and specific standards and criteria established in the County of San Diego's (County) Zoning Ordinance.

The Board can: (1) deny the appeal and sustain the Planning Commission's decision to approve the MUP, (2) grant the appeal and deny the MUP, or (3) continue the appeal and send the MUP back to staff for additional environmental analysis and/or reconsideration, including any additional direction from the Board, and return to the Board within a specified time period. If any motion does not get three votes, then the appeal is deemed denied, unless reconsideration is requested by one of the Board members after the hearing.

RECOMMENDATION(S) PLANNING COMMISSION

On February 28, 2025, the Planning Commission considered the Paradise Valley Road Wireless Telecommunication Facility project and made the following decisions:

1. Adopted the Environmental Findings, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA) (CEQA) pursuant to State CEQA Guidelines section 15303 (Attachments B and H, on file with the Clerk of the Board).
2. Granted Major Use Permit PDS2022-MUP-22-012, made the findings, and included the requirements and conditions as set forth in the Form of Decision (Attachment C).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the decision of the Planning Commission and recommends the Board of Supervisors (Board):

1. Deny the appeal for the reasons discussed in this Board Letter.
2. Adopt the Environmental Findings, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 (Attachment B).

3. Sustain the Planning Commission's decision to Grant Major Use Permit PDS2022-MUP-22-012, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment C).
4. Require MD7, LLC, as agent for AT&T Mobility, to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on the Project, require MD7, LLC, as agent for AT&T Mobility, to provide security in the amount of \$500,000 in the form of an irrevocable letter of credit or bond (whichever is acceptable to County Counsel) within 10 days of litigation being filed (Attachment D).

EQUITY IMPACT STATEMENT

The appeal process allows the community to participate in decisions that impact their community. The appellants view the proposed wireless facility as inequitable, arguing it unfairly impacts their community with unnecessary risks, despite independent data showing adequate coverage. The Applicant provided an Alternative Site Analysis (ASA) in accordance with county standards, which illustrates existing coverage gaps within the area. The Applicant demonstrated in the ASA that the facility would close a gap in area coverage. The proposed wireless telecommunication facility would enhance critical infrastructure by improving network connectivity, supporting public safety, and ensuring reliable communication services. Strengthening telecommunication access contributes to digital equity, particularly in underserved areas with network coverage gaps. The Project aligns with the County's infrastructure goals by enhancing service reliability while adhering to zoning regulations and environmental requirements. Additionally, construction and ongoing maintenance of the facility would generate local employment opportunities, supporting economic growth within the region.

SUSTAINABILITY IMPACT STATEMENT

The Project incorporates multiple sustainability considerations, including the strategic placement of the wireless facility to minimize visual and environmental impacts while improving telecommunications infrastructure for public benefit. The design of the facility integrates a camouflaged mono-eucalyptus structure to blend with the natural landscape, reducing aesthetic disruption. The equipment enclosure is constructed with durable materials that align with existing site structures, ensuring longevity and reduced maintenance needs. Additionally, the Project supports regional sustainability by enhancing emergency response capabilities and public safety through improved network coverage. The site selection process prioritized minimizing land disturbance by utilizing an existing developed property, thereby avoiding impacts to undisturbed natural habitats. Additionally, the Project aligns with the County's environmental policies by adhering to CEQA guidelines, maintaining compliance with zoning regulations, and aligning with the General Plan.

FISCAL IMPACT

There is no fiscal impact associated with the approval of the recommendations for the Paradise Valley Road Wireless Telecommunication Facility Project, as the Project is privately initiated and is leased on a San Diego County Water Authority property. Any costs incurred will be paid for by the applicant (or owner/developer). There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

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