

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, AUGUST 26, 2025**

MINUTE ORDER NO. 14

SUBJECT: ADOPTION OF RESOLUTION OF INTENTION TO SELL SURPLUS REAL PROPERTY - 4.4 ACRES LOCATED ON OLD HIGHWAY 80, IN BOULEVARD (REAL PROPERTY #2017-0128-A) APN 612-091-17, AND 0.67 ACRES LOCATED ON AVOCADO BOULEVARD, IN VALLE DE ORO (REAL PROPERTY #2021-0200-B) APN 502-150-44; AUTHORIZATION TO CONDUCT PUBLIC AUCTION AT COUNTY OPERATIONS CENTER; AND CEQA EXEMPTION (DISTRICTS: 2 & 4)

OVERVIEW

On September 26, 2017 (06), the San Diego County Board of Supervisors (Board) declared Real Property Number 2017-0128-A (Boulevard Property) surplus to County of San Diego (County) needs. The Boulevard Property, also identified as Assessor's Parcel Number (APN) 612-091-17, consists of approximately 4.4 acres of vacant land at Old Highway 80 in the unincorporated community of Boulevard, California. The property was formerly operated by the County Department of Public Works (DPW) as the Boulevard Bin Transfer Station and is zoned S-92 (General Rural). On December 20, 2024, the County issued a 60-day Notice of Availability to other public agencies, and affordable housing developers as required by State of California Surplus Land Act, Government Code Section 54220 et seq. (SLA). No responses were received during the noticing period. If the Board takes the recommended actions today, then the County will market the Boulevard Property for sale, and any proceeds will be deposited into Department of Public Works Closed Landfill Special Revenue Fund 63950.

On February 28, 2024 (2), the Board vacated the right-of-way and declared Real Property Number 2021-0200-B surplus to County needs. The vacated parcel has been assigned as Real Property Number 2021-0200-B (Avocado Property) and is also identified as APN 502-150-44 consisting of approximately 0.67 acres of vacant land near Avocado Boulevard and State Route 94 in the unincorporated community of Valle de Oro, California. The Avocado Property is zoned S-94, Transportation and Utility Corridor, and was previously leased to California Department of Transportation (Caltrans) for the Avocado Boulevard Park-and-Ride. On August 29, 2024, the County issued a 60-day Notice of Availability to all local public agencies and affordable housing sponsors as required by SLA. Three responses were received during the noticing period. However, 90-day good-faith negotiations were terminated after receiving no response following County's request for additional information. If the Board takes the recommended actions today, the County will market the Avocado Property for sale, and any proceeds will be deposited into the Department of Public Works Road Fund 11100.

As required by Section 54233 of the California Government Code, at the time of sale, the County will record a restrictive covenant ("Restrictive Covenant") against the Boulevard Property and Avocado Property. The Restrictive Covenant will state that if 10 or more residential units are developed on the property then at least 15 percent of the total units shall be rented or sold at affordable housing cost or affordable rent to lower income households as such terms are defined in Section 54233.

Today's request is for Board approval to take the actions necessary to sell the Boulevard Property and the Avocado Property via a public auction including: 1) approving the California Environmental Quality Act exemption; 2) adopting a Resolution declaring its intention to sell the Boulevard Property (Attachments E and I); 3) adopting a Resolution declaring its intention to sell the Avocado Property (Attachments F and J); 4) directing the Clerk of the Board to post and advertise the adopted Resolutions; and 5) in accordance with Section 25539 of the California Government Code, authorizing Department of General Services Director, or designee, to conduct the bid openings and select the highest bidders at the County Operations Center Chambers. If the Board takes the actions recommended on August 26, 2025, then on September 17, 2025, the Director of General Services, or designee, will conduct the bid openings for the sale of the Boulevard Property and the Avocado Property, open bids from bidders, open the floor for oral bids, select the highest responsible bidder for each property, and return to the Board on November 18, 2025 for final acceptance of each property's selected bidder and approval of the sale with the selected bidder of each property.

The minimum bid for the Boulevard Property is one hundred thousand dollars (\$100,000) representing an as-is value based on an appraisal dated March 1, 2024, and reviewed on April 5, 2025. County internal appraiser concluded that there was no need to update the appraisal because in her opinion, the value of the Boulevard Property likely did not change since the initial appraisal in 2024. The minimum bid for the Avocado Property is nine hundred five thousand dollars (\$905,000) representing an as-is value based on an appraisal dated April 24, 2025, and reviewed on April 28, 2025.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15312 of the CEQA Guidelines, that the sale of Real Property Number 2017-0128-A (APN 612-091-17) and Real Property Number 2021-0200-B (APN 502-150-44) is categorically exempt from CEQA as the action involves the sale of surplus government property that is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the State CEQA Guidelines.
2. Approve and adopt the Resolution entitled: RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND NOTICE INVITING BIDS FOR REAL PROPERTY NUMBER 2017-0128-A. **(4 VOTES)**
3. Approve and adopt the Resolution entitled: RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND NOTICE INVITING BIDS FOR REAL PROPERTY NUMBER 2021-0200-B. **(4 VOTES)**
4. Direct the Clerk of the Board of Supervisors to post the adopted Resolutions and advertise the County's Notice of the Adoption of the Resolution of Intention to Sell Real Property Number 2017-0128-A and the County's Notice of the Adoption of the Resolution of Intention to Sell Real Property Number 2021-0200-B in accordance with the Government Code Sections 25528 and 6063.
5. Authorize the Director, Department of General Services, or designee, to conduct the bid openings and select the highest bidders for Real Property Number 2017-0128-A and Real Property Number 2021-0200-B on September 17, 2025, at the County Operations Center Chambers, and return to the Board for the final approval of the highest bidders.

EQUITY IMPACT STATEMENT

It is anticipated that the revenue resulting from the sales of the Boulevard Property and the Avocado Property can be used for any development, improvement, operation, and/or maintenance of Department of Public Works Roads and Closed Landfill projects in the County, which will benefit the community. The County's sale of the properties will be competitively and publicly advertised and bid, and a sale could help advance opportunities for economic growth to all individuals and the community when the property is sold.

SUSTAINABILITY IMPACT STATEMENT

Implementing effective sustainability objectives is crucial to advance and ensure safe and healthy communities and contributing to the overall success of the region. The approval of the sales supports the County's Strategic Initiative of Sustainability to align its available resources with services to maintain fiscal stability and ensure long-term solvency.

FISCAL IMPACT

Funds for this request to sell real property are included in the Fiscal Year 2025-26 Operational Plan in the Department of Public Works. If approved, this request will result in DGS staff costs of approximately \$60,000 in Fiscal Year 2025-26. The funding sources are State Highway User Tax Account (\$30,000) and Environmental Trust Fund (\$30,000).

If the sale of each property is completed, this request will result in a minimum revenue of \$1,005,000, anticipated in the Fiscal Year 2025-26. The net proceeds of \$100,000 from the sale of Boulevard Property will be deposited to the Department of Public Works Closed Landfill Special Revenue Fund 63950, and the net proceeds of \$905,000 from the sale of the Avocado Property will be deposited to the Department of Public Works Road Fund 11100. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

If the requested actions are approved, it is expected that any successful purchaser will develop the properties in a manner that is consistent with the Restrictive Covenant for each property and the allowable uses per zoning restrictions. The development would employ full-time construction workers and create demand for additional services and materials during construction and could create permanent jobs based on the decisions and activities of the developer.

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Aguirre, the board of Supervisors took action as recommended, on Consent, adopting the following:

1. Resolution 25-087 entitled: RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND NOTICE INVITING BIDS FOR REAL PROPERTY NUMBER 2017 0128 A; and,
2. Resolution 25-088 entitled: RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND NOTICE INVITING BIDS FOR REAL PROPERTY NUMBER 2021 0200 B.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter



AUGUST 26, 2025