

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 05/06/2025 #14**

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1	Staff	9-page PowerPoint presentation

2

3

4

5

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A	N/A	

B

C

D

E

F

**Item #14: Fallbrook – Approve Acquisition of Approximately 3.04 Acres of Land from North County Fire Protection District (05/06/2025 – Set Hearing; 06/03/2025 – Hold Hearing), Approve Exempt Surplus Property Declaration and Authorize the Issuance of Request for Proposals for Development of Affordable Housing and Related CEQA Exemption (District: 5)**

Kimberly Giardina, DSW, Deputy Chief Administrative Officer, Health and Human Services Agency

David Estrella, Director, Housing and Community Development Services

Marko Medved, Director, Department of General Services

May 06, 2025







*The Paul Downey Senior Residence located in  
Clairemont Mesa*



*Rendering of Kindred Apartments to be located in  
Downtown San Diego*

## Affordable Housing on County Properties



- Currently 11 development sites
  - 1 completed
  - 3 under construction
  - 7 upcoming
- Integration of childcare centers, senior centers, and medical clinics throughout properties
- Nearly 1,800 homes will be provided



# Proposed Fallbrook Site



**Property Size:** 3.04-acre site in Fallbrook

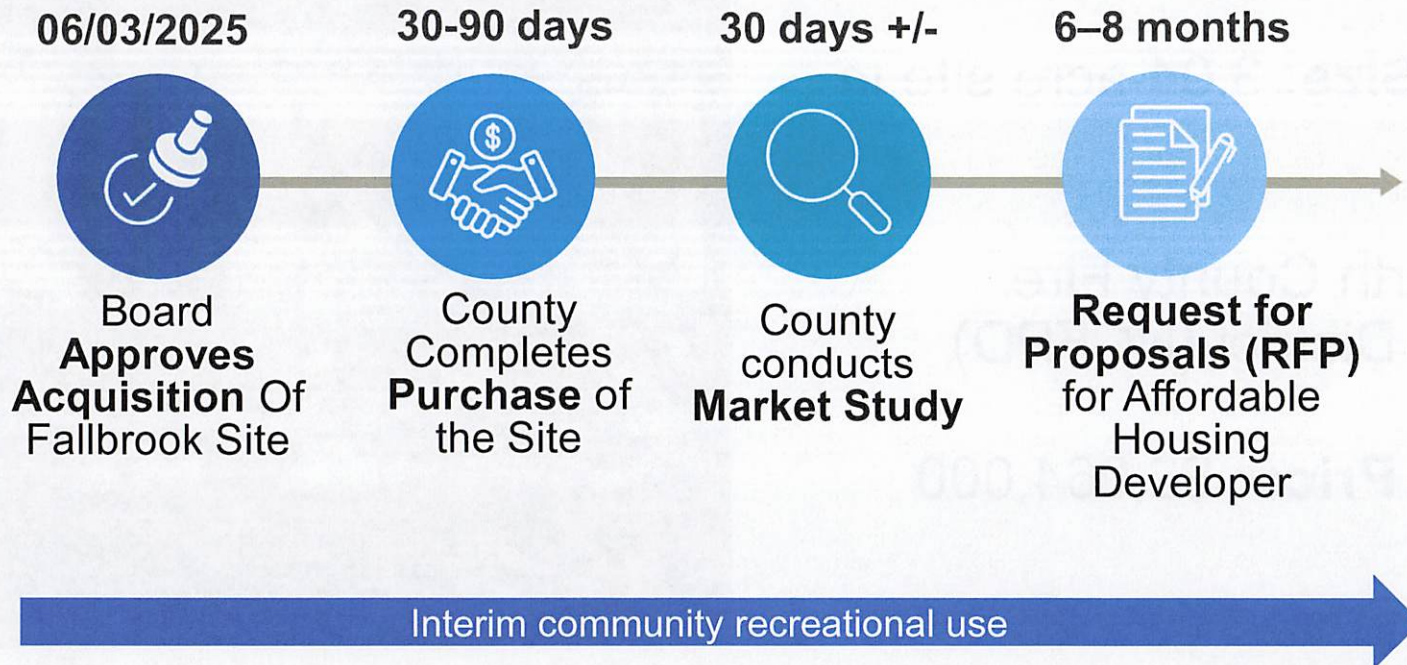
**Seller:** North County Fire Protection District (NCFPD)

**Purchase Price:** \$2,064,000





# County's Next Steps



# Developer's Next Steps



3+/- years



Developer  
Completes  
**CEQA** and **GPA**

2+/- years



Developer  
**Secures Funding**  
for Affordable  
Housing

1.5+/- years



Affordable  
Housing  
**Construction**

Interim community recreational use



# Housing Impact



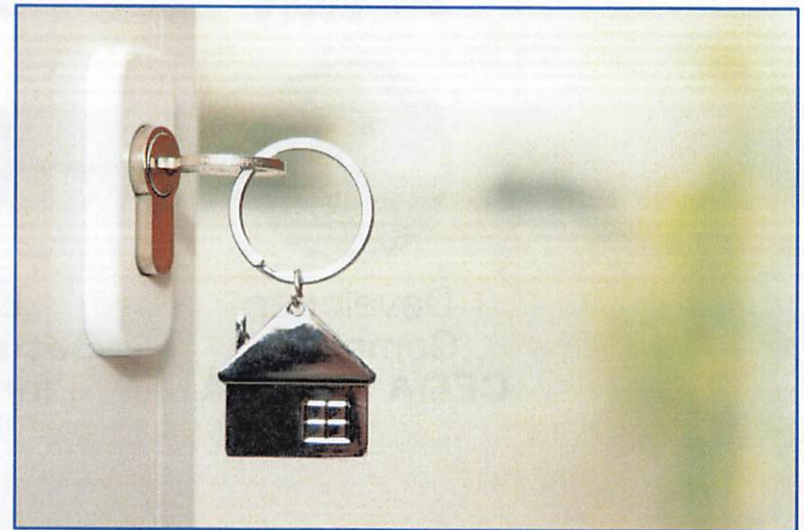
**Expanding Housing Opportunities**



**Economic and Social Impact**



**Community Investment**



# Recommendations



## On May 6, 2025:

- Find that the actions are not subject to CEQA
- Set a hearing for June 3, 2025, to authorize the option to purchase approximately 3.04 acres from the North County Fire Protection District for \$2,064,000
- Direct the Clerk of the Board to provide notice of the June 3, 2025, hearing



# Recommendations



**If today's actions are approved by the Board, then on June 3, 2025:**

- Find the actions are not subject to CEQA
- Authorize the Director of DGS or designee to exercise the option to purchase approximately 3.04 acres of land in Fallbrook from the NCFPD for \$2,064,000
- Find that the site is exempt surplus land under Government Code Section 54221(f)(1)(A) of the Surplus Land Act
- Authorize the DGS Director in consultation with the HCDS Director to issue a RFP for the sale and development of the site, to evaluate the proposals for negotiations, and negotiate with the selected proposers and return to the Board for approvals

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