

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, MARCH 12, 2025**

MINUTE ORDER NO. 3

SUBJECT: GENERAL SERVICES - ADOPTION OF RESOLUTION FOR ANNEXATION INTO THE SAN DIEGO COUNTY SANITATION DISTRICT FOR THE TROY STREET SLEEPING CABINS SITE AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION (DISTRICT: 4)

OVERVIEW

On July 16, 2024 (21), the San Diego County Board of Supervisors (Board) approved the Troy Street Sleeping Cabins Site (Site), part of the Compassionate Emergency Solutions and Pathways to Housing (CESPH) project (Project), to expand emergency housing for people experiencing homelessness in the unincorporated communities. The Troy Street Property is located on the corner of Troy Street and Sweetwater Road in Lemon Grove and is owned by the California Department of Transportation (Caltrans). The County of San Diego (County) plans to lease an approximately two-acre portion of the property from Caltrans for the Site (see Attachment A, Vicinity Map).

Currently, the entire property is situated within the service area of the Lemon Grove Sanitation District (LGSD), an independent sanitation district formed and operating under the County Sanitation District Act, Health & Safety Code section 4700, et seq. LGSD does not have infrastructure near the Site. There is, however, a San Diego County Sanitation District (SDCSD) sewer main adjacent to the Site in Sweetwater Road that the Site can tie into. Prior to tying into the SDCSD sewer main, the San Diego Local Agency Formation Commission (LAFCO) must approve the provision of service. It is proposed that the provision of service be accomplished by a change of organization approved by LAFCO whereby the Project site is detached from the LGSD and annexed to the SDCSD. Alternatively, LAFCO approval to provide service may be sought pursuant to an out-of-agency agreement under Government Code section 56133.

The recommendations before the Board of Supervisors of the County are to (1) find the Project is categorically exempt from the California Environmental Quality Act and (2) authorize the CAO to execute the County Sanitation District Sewer Service Agreement.

The recommendation before the SDCSD Board of Directors (Board of Directors) includes adoption of a Resolution of Application (Attachment B) to initiate a change of organization requesting LAFCO take action to annex the Site into the SDCSD. Annexation into the SDCSD would allow the Site to connect to the adjacent sewer main and avoid the cost and delay of installing duplicative infrastructure to the nearest point of connection to the LGSD system. Annexation ensures the Site has a way to collect, convey, treat, and dispose of wastewater in an environmentally safe and efficient manner that promotes healthy communities and improves the quality of life for people experiencing homelessness.

The recommendation before the Board of Directors also includes approval of a Sewer Service Agreement (Service Agreement) between the County and SDCSD specifying the conditions under which SDCSD can provide service to the Project (Attachment C). The County would agree to reimburse the SDCSD for costs incurred supporting the County's Project and to abide by conditions specified by SDCSD to connect to and use SDCSD sewer facilities. The Service Agreement delegates authority to SDCSD staff to pursue alternative courses of action with LAFCO to allow for the provision of sewer

service to the Project by SDCSD. As a possible alternative procedure to a change of organization initiated by the Resolution of Application, it is possible that the Service Agreement could be approved as an out-of-agency agreement by LAFCO pursuant to Government Code section 56133 to allow SDCSD to provide sewer service to the Project. Therefore, the Board of Directors of the Sanitation District is requested to (1) authorize the Director Department of Public Works, or designee, acting on behalf of the Sanitation District to execute the Service Agreement and (2) approve a Resolution of Application for submittal to LAFCO.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Acting as the Board of Supervisors of the County of San Diego:

1. Find that the proposed actions are categorically exempt from the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to sections 15301, 15303, 15304, 15311, and 15269(c) for the reasons set forth in the Notice of Exemption filed July 16, 2024 (attached as Attachment D).
2. Approve and authorize the Chief Administrative Officer, or designee to execute on behalf of the County the SEWER SERVICE AGREEMENT BETWEEN THE SAN DIEGO COUNTY SANITATION DISTRICT AND COUNTY OF SAN DIEGO FOR COMPASSIONATE EMERGENCY SOLUTIONS AND PATHWAYS HOUSING PROJECT: TROY STREET CABINS (attached as Attachment C).

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

1. Adopt the attached Resolution (Attachment B) entitled “A RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF SAN DIEGO COUNTY SANITATION DISTRICT REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE PROPOSED TROY CHANGE OF ORGANIZATION.”
2. Approve and authorize the Director, Department of Public Works, or designee to execute on behalf of the San Diego County Sanitation District the SEWER SERVICE AGREEMENT BETWEEN THE SAN DIEGO COUNTY SANITATION DISTRICT AND COUNTY OF SAN DIEGO FOR COMPASSIONATE EMERGENCY SOLUTIONS AND PATHWAYS HOUSING PROJECT: TROY STREET CABINS (attached as Attachment C).

EQUITY IMPACT STATEMENT

The 2024 Point-in-Time Count of persons experiencing homelessness identified 10,605 individuals living on the streets or in San Diego County shelters on one night. Of this number, 6,110 individuals were reportedly unsheltered, approximately 44% of whom reported chronic homelessness, 28% were female, 9% were veterans, 2% were families, 8% were youth. Of those experiencing homelessness, 16% identified as Black, African, or African American, which is more than three times the proportion of African Americans in San Diego County; 2% identified as American Indian, which is double the proportion of American Indians in San Diego County. Of the 6,110 unsheltered individuals, over 200 were counted in the unincorporated areas of San Diego County.

The County of San Diego (County) Framework for Ending Homelessness (Framework) was created to provide a strategic path for County’s impact on ending homelessness across five strategic domains and ensures an equitable approach to service delivery. Ensuring racial and social equity in all aspects of homelessness prevention and response is one of the key drivers guiding the Framework efforts.

Securing equitable housing, supports, and funding will assist those who are at-risk of or experiencing homelessness throughout the region. The County has conducted lived experience forums in the North, East, and South Regions to gain valuable information on shaping programs and has implemented regular lived experience feedback questionnaires.

The County Health and Human Services Agency, Office of Homeless Solutions administers Compassionate Emergency Solutions and Pathways to Housing (CESPH) programs, which serve people experiencing homelessness in the unincorporated communities. It is anticipated that CESPH will provide needed housing and support to people across the unincorporated areas of San Diego County, including youth and those who are disproportionately represented in the homeless system, including people who are justice-involved, and people with a range of health and social needs, as well as Black, Indigenous and People of Color. This item advances the County Framework for Ending Homelessness by ensuring our most vulnerable community members have access to housing, care coordination, and connections to more stable housing opportunities.

SUSTAINABILITY IMPACT STATEMENT

Today's proposed action supports the County of San Diego (County) Sustainability Goal #1 to engage the community in meaningful ways and continually seek stakeholder input, Sustainability Goal #2 to provide just and equitable access to services and resources, and Sustainability Goal #4 to protect the health and well-being of everyone in the region. People at-risk of or experiencing homelessness, impacted community members, community partners, and other key stakeholders are engaged during the development of County plans to address homelessness, and their feedback is valued and incorporated into the development of programs. Today's actions related to the Compassionate Emergency Solutions and Pathways to Housing program support the most vulnerable community members in the unincorporated communities to have just and equitable access to housing, services, and resources. This includes ensuring access to and facilitating connections to health services and behavioral health support.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan for the Major Maintenance Capital Outlay Fund (MMCOF) for MMCOF Project 1027096, Troy Sleeping Cabins. If approved, this request will result in total estimated costs and revenue of \$72,859. There is a minor fiscal impact of \$14,732 in Local Agency Formation Commission (LAFCO) fees associated with the recommendations to approve a resolution requesting annexation into the San Diego County Sanitation District for the Troy Street Sleeping Cabins Site and approve a sewer service agreement to allow the Sanitation District to serve the County's project for an estimated total of \$58,127 on a one-time basis. The funding source is American Rescue Plan Act (ARPA) available within the Homeless Services component of the ARPA Framework. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Expenditures for the design and construction of the Troy Street Sleeping Cabins will create private-sector jobs and economic opportunities in San Diego County. The Construction Manager at Risk, who will build the facility, will also comply with the Board Policy B-39a, Veteran Owned Business and Disabled Veterans Business Enterprise (DVBE) program, which requires at least three percent DVBE participation.

ACTION:

This item was withdrawn at the request of the Chief Administrative Officer.

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