



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

NATHAN FLETCHER
Fourth District

JIM DESMOND
Fifth District

DATE: May 24, 2022

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TO: Board of Supervisors

SUBJECT

GENERAL SERVICES – SET HEARING TO CONSIDER EXERCISING THE RIGHT TO PURCHASE AN APPROX. 18.49-ACRE CALTRANS PARCEL IN NORTH COUNTY FOR FUTURE PUBLIC SAFETY FACILITY - PARCEL MAP DD22136-01-03 (DISTRICT: 5)

OVERVIEW

On July 13, 2021 (29), the Board of Supervisors (Board) authorized the Director, Department of General Services to execute an Option to Purchase Agreement with the California State Transportation Agency (Caltrans) for the potential acquisition of an approximately 18.49-acre vacant parcel located at the intersection of Interstate 15 (I-15) and California State Route 76 (SR-76) in north county. As part of its authorization, the Board also directed the Chief Administrative Officer to review all possible uses of the site. The subject property is a vacant parcel identified by Caltrans as DD22136-01-03 (Caltrans Parcel) and is located along the I-15 corridor making it an ideal location for public safety facilities, including a Sheriff station to serve the needs of a growing population north of SR-76. The need for a station in north county was identified in a Sheriff's Facilities Master Plan from 2005 and was validated in a subsequent planning study completed in 2020.

Public agencies are given the opportunity to acquire excess Caltrans properties before they are made available to the general market if they agree to an exclusive public purpose use for a specific period – 15 years for the Caltrans Parcel. Given the property's north county location and need for a Sheriff station, the Option to Purchase Agreement was entered into and became effective on July 24, 2021. The option term expires on July 14, 2022. During the option term, staff has completed the required due diligence studies to determine if purchasing the Caltrans Parcel is in the County's best interest.

As the due diligence and feasibility period nears completion, staff is now requesting the Board to set a hearing on June 28, 2022, for the Board to consider exercising its right to purchase the Caltrans Parcel and to direct the Clerk of the Board to provide public notice of the hearing. If the acquisition is authorized, the purchase price will be \$3,214,000 less the \$321,400 non-refundable option consideration already paid to Caltrans and purchased using Sheriff's Proposition 172 funds.

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RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed action to set a hearing and direct the Clerk of the Board to publish the required public notice is not subject to the California Environmental Quality Act (CEQA) because it does not approve a project as defined under Sections 15060(c)(3), 15378(b)(4) and (5) of the CEQA Guidelines.
2. Set a hearing for June 28, 2022, at which time the Board of Supervisors may consider authorizing the Director, Department of General Services, to exercise the option to purchase 18.49-acres parcel from Caltrans for \$3,214,000, less the \$321,400 deposit already paid to Caltrans.
3. Direct the Clerk of the Board to provide notice of said hearing via publication in a newspaper once a week for three successive weeks and posting as required by California law – Government Code 6063 and 25350.

EQUITY IMPACT STATEMENT

The approval of the option to purchase agreement would result in potential future community access to a variety of public safety services at a more convenient location than is currently available, resulting in better response times in north county communities. A planning study conducted in 2020 validated the need for a Sheriff station that is being considered for this site. This acquisition will positively impact the community by providing residents quicker response time and access to law enforcement support and could ultimately result in the creation of jobs in San Diego County for the facility design and construction. To ensure equity, inclusionary contracting criteria will be incorporated into the future source selection process.

FISCAL IMPACT

There is no fiscal impact associated with the requested actions. If the Board authorizes the Director, Department of General Services, on June 28, 2022, to exercise the purchase option for the 18.49-acre parcel, the purchase will be made using Proposition 172 Special Revenue Fund. Funds for this request are included in the Fiscal Year 2022-24 CAO Recommended Operational Plan in the Justice Facility Construction Fund for Capital Project 1024946, I-15 and SR-76 Public Safety Facility. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

N/A

BACKGROUND

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On July 13, 2021 (29), the Board of Supervisors (Board) authorized the Director, Department of General Services to execute an Option to Purchase Agreement (Option Agreement) with the California State Transportation Agency (Caltrans) for the potential acquisition of an approximately 18.49-acre vacant parcel (Caltrans Parcel) near the intersection of Interstate 15 (I-15) and California State Route 76 (SR-76) in north county. In addition to authorizing the County to enter into an Option Agreement, the Board also directed the Chief Administrative Officer to analyze the Caltrans parcel for other possible uses.

The I-15 corridor runs north-south through North County's unincorporated communities connecting residential areas with major employment centers and leisure destinations. The SR-76 area is a highly traveled east-west corridor allowing travel from Oceanside to Bonsall, providing access to Fallbrook and through Pala and Pauma Valley before terminating at SR-79. This area is experiencing a development boom with over 10,000 planned residential units within five major subdivisions. Most of these housing developments are in the unincorporated areas of San Diego County. The Caltrans Parcel is identified as DD22136-01-03 and is strategically located along the I-15 corridor to provide public safety services to the growing population north of SR-76.

Analysis of Other Potential Uses

Staff completed a parcel use analysis based on the County's General Plan and Zoning Ordinance. The study determined the Caltrans Parcel has an S94 zone designation (Transportation and Utility Corridor Use). Under this zoning, only uses that promote, or do not detract from, creating and protecting corridors for transportation (e.g., highways, railways, pipelines) and facilities for transmission of energy (e.g., electricity, gas) and water are allowed. Uses that involve or create permanent concentrations of people (e.g., housing) or can adversely affect surrounding residents or properties are not permitted.

Allowed non-transportation and non-utility uses (by right or that may require a minor use permit) include fire protection, agricultural uses, law enforcement services, parking services, horticulture, row/field crops, etc. Other potentially allowed uses that would require a major-use permit include, but are not limited to, certain civic services (administration, ambulance, postal services, community recreation) and commercial uses (agricultural/horticultural sales, cultural exhibits and library services, outdoor sports and recreation, and campgrounds) and extractive uses (mining and processing).

The County's General Plan Designation for the Caltrans Parcel is Public/Semi-Public Facilities. A Sheriff station would be consistent with that designation as a major facility "to be built and maintained for public use" and would also meet the Caltrans requirement for use for a public purpose. Additionally, a Sheriff station on this parcel would align with General Plan Goal LU-12. Infrastructure and Services Supporting Development in which adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development; consistent with General Plan Policies LU-12.1, LU-12.3, and LU-12.4.

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In 2005, the Sheriff's Department prepared a Facilities Master Plan which recommended construction of a new Sheriff station by 2019. A subsequent 2020 planning study validated the need identified in 2005. A future Sheriff station would cover an approximate 166.43-square-mile service area extending from the San Diego/Riverside County line along I-15, south to Vista, and east along SR-76 to Pauma Valley. A new station could cover certain areas currently served by the Fallbrook substation, Valley Center substation, San Marcos station and Vista station – which are currently overwhelmed with calls - and allow more responsive service to those residents. This new facility would eliminate the need for costly expansions and centralize the North County command structure into one facility.

Today, the Board is requested to set a hearing on June 28, 2022, and to direct the Clerk of the Board to provide public notice of the hearing for the Board to consider exercising its right to purchase the Caltrans Parcel.


ENVIRONMENTAL STATEMENT

The proposed actions to set a hearing date and direct the Clerk of the Board to publish the required notice is not an approval of a project under the California Environmental Quality Act (CEQA). The Board's action does not commit the County to a definite course of action. (CEQA Guidelines, Sections 15060(c)(3), 15378(b)(4) and (5).

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

If the Board agrees to set a hearing for June 28, 2022, and authorizes the acquisition of the Caltrans Parcel, said action will support the Community and Justice Strategic Initiative of the County of San Diego's Fiscal Year 2022-2027 Strategic Plan by supporting safety for all communities, providing services that enhance the community, and ensuring a fair and equitable justice system in the defense and prosecution of crimes.

Respectfully submitted,



HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)

Attachment A – Vicinity Map