

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, NOVEMBER 18, 2025**

MINUTE ORDER NO. 7

SUBJECT: ADOPTION OF RESOLUTIONS AUTHORIZING THE SALE AND TRANSFER OF REAL PROPERTY #2017-0128-A LOCATED IN BOULEVARD AND #2021-0200-B LOCATED IN VALLE DE ORO; AUTHORIZATION TO SIGN THE GRANT DEEDS; AUTHORIZATION TO EXECUTE DOCUMENTS AND PERFORM ANY AND ALL ACTIONS NECESSARY TO COMPLETE THE SALE OF THE PROPERTIES; AUTHORIZATION TO DEPOSIT PROCEEDS AND CEQA EXEMPTION (DISTRICTS: 2 & 4)

OVERVIEW

On September 26, 2017 (06) and February 28, 2024 (2), the San Diego County Board of Supervisors (Board) declared the Former Boulevard Bin Transfer Station also identified as Real Property Number 2017-0128-A (Boulevard Property) and Former Avocado Park-and-Ride also identified as Real Property Number 2021-0200-B (“Avocado Property”) as surplus and authorized the Department of General Services (DGS) to dispose of the properties. On August 26, 2025 (14), the Board approved and adopted two Resolutions of Intention to Sell and Notice Inviting Bids (one for each property) authorizing the sale of the Boulevard and Avocado Properties through a public auction and sealed-bid process in accordance with Government Code Section 25520 et seq. (County Auction). Pursuant to the adopted Resolutions, the Board set the following minimum bids for the properties: \$100,000 for the Boulevard Property and \$905,000 for the Avocado Property.

On September 17, 2025, a County Auction was held in accordance with Government Code Section 25539, where the Director, Department of General Services, or designee (Director) conducted the written bid openings, opened the floor for oral bids, and selected the highest responsible bidder. No written bids were received for the Boulevard Bid property; however, one oral bid in the amount of \$100,000 was received from San-Ed Properties, LLC (Boulevard Buyer) for the Boulevard Property; no other oral bids were received. In total, three written bids were received for the Avocado Property. All three bidders took the opportunity to offer oral bids above their written bid amount, and the oral bidding proceeded thereafter until a final bid was received from Ahd Haddan in the amount of \$2,575,000. Following the County Auction, Ahd Haddan rescinded his offer. Staff engaged with the next highest bidder, who did not respond by the given deadline. Staff then reached out to Highland Avenue Property Investments, LLC (Avocado Buyer) as third highest bidder, who confirmed his interest in purchasing the Avocado Property for \$1,600,000.

As required by California Government Code Section 54233, at the time of sale, the County will record a restrictive covenant against Boulevard Property and Avocado Property that will state if 10 or more residential units are developed on the property then at least 15% of the total units shall be affordable housing. The State Department of Housing and Community Development will be provided with a recorded copy of the respective covenants pursuant to Surplus Land Act (SLA) Guidelines, Section 400(b)(1).

Today’s request is for Board to find that the sale of these two properties is categorically exempt from CEQA; adopt resolutions authorizing the transfer and sale of Avocado Property and Boulevard Property; authorize execution of the Grant Deeds transferring ownership of Avocado Property and

Boulevard Property to the Avocado Buyer and Boulevard Buyer (respectively) upon the close of escrow; authorize all actions necessary to complete the sale of the Boulevard Property and Avocado Property; and authorize the Auditor & Controller to deposit sale proceeds in each respective fund.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15312 of the California Environmental Quality Act (CEQA) Guidelines, that the sale of Real Property Number 2017-0128-A and 2021-0200-B are categorically exempt from CEQA as it is a sale of surplus government property (Attachments C and D, Notice of Exemptions).
2. Approve and adopt the Resolution entitled: RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2017-0128-A TO SAN-ED PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DEPOSIT FUNDS (Attachment E, Boulevard Resolution).
3. Approve and adopt the Resolution entitled: RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2021-0200-B TO HIGHLAND AVENUE PROPERTY INVESTMENTS, LLC, AND DEPOSIT FUNDS (Attachment F, Avocado Resolution).
4. Authorize the Chair of the Board to execute the Grant Deed transferring ownership of Real Property number 2017-0128-A (Boulevard Property) to San-Ed Properties, LLC, which shall be recorded upon the close of escrow.
5. Authorize the Chair of the Board to execute the Grant Deed transferring ownership of Real Property number 2021-0200-B (Avocado Property) to Highland Avenue Property Investments, LLC, which shall be recorded upon the close of escrow.
6. Approve and authorize the Director to perform all necessary actions to complete the sale of Boulevard Property 2017-0128-A to San-Ed Properties, LLC for a sales price of \$100,000, including the execution of the Purchase and Sale Agreement, escrow instructions, Restrictive Covenant required by California Surplus Land Act, and any other related documents.
7. Approve and authorize the Director to perform all necessary actions to complete the sale of Avocado Property 2021-0200-B to Highland Avenue Property Investments, LLC for a sale price of \$1,600,000, including the execution of the Purchase and Sale Agreement, escrow instructions, Restrictive Covenant required by California Surplus Land Act, and any other related documents.
8. Authorize the Auditor and Controller to deposit all proceeds resulting from the sale of the Boulevard Property and Avocado Property into the Department of Public Works Inactive Waste Site Management Fund 12650 and Department of Public Works Road Fund 11100, respectively.

EQUITY IMPACT STATEMENT

The revenue from the sales of the Boulevard Property and the Avocado Property can be used for the 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 sale process was publicly advertised and will promote economic growth opportunities for the community and region.

SUSTAINABILITY IMPACT STATEMENT

Implementing effective sustainability objectives is crucial to advance and ensure safe and healthy communities while 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 regional solvency.

FISCAL IMPACT

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

A total of \$1,005,000 in projected funds from the property sales are included in the FY 2025-26 Operational Plan in the Department of Public Works (DPW). If both property sales are completed, this request is now expected to generate a minimum of \$1,700,000 in revenue for FY 2025-26. This reflects an increase of \$695,000 over the previously projected funds. Net proceeds of \$100,000 from the Boulevard Property sale will be deposited to the Department of Public Works Inactive Waste Site Management Fund 12650, while \$1,600,000 from the Avocado Property sale 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 the buyers will develop the properties consistent with zoning and Restrictive Covenant terms. Their development decisions and activities will create construction jobs, generate demand for additional services and materials during construction, and contribute to the local economy.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 25-124 entitled: RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2017-0128-A TO SAN-ED PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DEPOSIT FUNDS; and, Resolution No. 25-125 entitled: RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2021-0200-B TO HIGHLAND AVENUE PROPERTY INVESTMENTS, LLC, AND DEPOSIT FUNDS.

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