

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, JUNE 03, 2025**

MINUTE ORDER NO. 7

**SUBJECT: NOTICED PUBLIC HEARING:
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)**

OVERVIEW

On May 6, 2025 (14), the Board of Supervisors set a Hearing for June 3, 2025.

The County of San Diego (County) administers various housing programs to increase access to affordable housing options for San Diego County residents. The 6th Cycle Regional Housing Needs Assessment, which covers the planning period of October 2021 through October 2029, indicates that 68,959 units are needed regionally for very low, and low-income individuals and households. Units reserved for very low and low-income individuals and households serve tenant populations earning below 80% area median income, which is currently \$92,700 for a one-person household and \$132,400 for a four-person household. Addressing the housing needs of residents is essential for their self-sufficiency and well-being.

On August 31, 2021 (6), the San Diego County Board of Supervisors (Board) directed the Chief Administrative Officer (CAO) to utilize \$5 million for innovative and sustainable affordable housing policy research, affordable housing policy development and implementation and evaluation of affordable housing pilot programs that advance equity, sustainability, and affordability. Additionally, on May 2, 2023 (9), the Board directed the CAO to explore opportunities to acquire land in Fallbrook and other communities for the development of affordable senior housing and return to the Board with an identified property or properties and funding options, including recommendations to utilize up to \$2.5 million based on unassigned General Fund balance. The Board also authorized the Director, County Department of General Services, to negotiate the acquisition of such site(s), execute option agreement(s), begin due diligence, and return for the necessary funding and approvals of the purchase(s).

Today's item requests the Board to set a hearing for June 3, 2025, to consider approval of the purchase of the Property and direct the Clerk of the Board to provide public notice of the hearing. If approved, staff will return to the Board on June 3, 2025, to request authorization to purchase the Property in Fallbrook, declare it exempt surplus land and authorize a request for proposals to select an affordable housing developer for the site or retain or dispose of the site for other permissible uses. This item aligns with the County Housing Blueprint by ensuring the County continues to focus on prevention and housing stability by addressing root causes, such as housing affordability. Additionally, today's actions support the County vision of a just, sustainable, and resilient future for all, specifically those communities and populations in San Diego County that have been historically left behind as well

as our ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. This will be accomplished by supporting the expansion of affordable housing that is equitable and sustainable and meets the needs of the community for years to come.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed acquisition of a portion of APN 103-233-23 is exempt from CEQA because it does not commit the County to a definite course of action with respect to construction of any project per CEQA Guidelines sections 15352 and 15004(b)(2)(A), which allows agencies to designate a preferred site for CEQA review and enter into land acquisition agreement when the agency has conditioned the agency's future use of the site on CEQA compliance. There are no development plans currently in place for the site, and any potential impacts would be too speculative to analyze at this point. The Board hereby conditions any future use of the site upon CEQA review and compliance.
2. Authorize the Director, DGS or designee, to exercise the option to purchase an approximately 3.04-acre portion of APN 103-233-23 for the appraised value of \$2,064,000 from North County Fire Protection District (utilizing the unassigned General Fund Balance) and to execute all escrow and related documents necessary to complete the purchase of a portion of APN 103-233-23.
3. Find that the proposed actions to declare the property exempt surplus land and issue a Request for Proposals (RFP) are not subject to review under CEQA pursuant to CEQA Guidelines Section 15060(c)(3) because the actions are not a project as defined in Section 15378 of the CEQA Guidelines.
4. Find that a portion of APN 103-233-23 proposed to be acquired from North County Fire Protection District is not needed for County use at this time, but that the property can be used to potentially provide affordable housing to individuals or households of low or moderate income, or other alternative uses.
5. Find that the 3.04-acre portion of APN 103-233-23 is exempt surplus land under Government Code Section 54221(f)(1)(A) of the Surplus Land Act because it will be disposed of pursuant to Government Code Section 25539.4 for the development of affordable housing in accordance with the requirements of those Sections.
6. Authorize the Director, DGS in consultation with the Director, Housing and Community Development Services, to issue an RFP for the sale for nominal value and development of a portion of APN 103-233-23 for affordable housing in accordance with the requirements contained in Government Code Section 25539.4, to evaluate the proposals for negotiation, and to negotiate with the selected proposers the terms of a Disposition Development Agreement (DDA) that will document the conditions of the sale for the property, and return to the Board for approval of the DDA.

EQUITY IMPACT STATEMENT

Housing affordability and housing insecurity are key drivers of regional and statewide poverty rates. The high cost of housing impacts all San Diegans, but the burden falls disproportionately on low-income residents. Supporting affordable housing needs of low-income residents including seniors advances equity and reduces financial burden, leading to better physical and mental health outcomes and improved community stability. Purchasing land for potential development of affordable housing creates private sector jobs and economic opportunities in San Diego County and contributes to the County of San Diego efforts to address local housing shortages and meet the needs of low-income residents for years to come. The development of future affordable housing on the identified Fallbrook site is contingent upon the approval of a General Plan Amendment. If approved, a Request for Proposal will be issued, based on findings from a Market Study, to ensure future development aligns to the community's needs, particularly for low-income seniors.

SUSTAINABILITY IMPACT STATEMENT

Today's proposed actions for the Board of Supervisors to set a hearing for June 3, 2025, to consider the acquisition of the proposed property supports the County of San Diego (County) Sustainability Goal #2 to provide just and equitable access to County resource allocation in support of sustainable communities and Sustainability Goal #4 to protect health and well-being of residents. This proposed action supports the building of safe and affordable housing and providing community resources that are equitable and sustainable. These efforts improve the overall health and well-being and reduces barriers for low-income residents.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan for the Health and Human Services Agency. If approved, this request will result in total costs of \$2,432,000. This includes \$2,064,000 for the acquisition of a portion of Assessor's Parcel Number 103-233-23, \$10,000 for escrow and title fees, \$300,000 for staff time, consultant and due diligence costs related to the proposed acquisition and future Request for Proposal effort, \$18,000 for consultant services to conduct a market analysis, and \$40,000 for land caretaking costs prior to conveyance to a developer. The funding source is unassigned General Fund balance set aside for evaluation of affordable housing pilot programs that advance equity, sustainability and affordability. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Desmond, the Board of Supervisors took action as recommended, on Consent.

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

ABSENT: (District 1 Seat Vacant)

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