

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MAY 24, 2022**

MINUTE ORDER NO. 15

**SUBJECT: SET A HEARING FOR 06/28/2022:
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.

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

ACTION:

ON MOTION of Supervisor Vargas, seconded by Supervisor Fletcher, the Board of Supervisors took action as recommended, on Consent, setting a Hearing for June 28, 2022.

AYES: Vargas, Lawson-Remer, Fletcher, Desmond

ABSENT: Anderson

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



MAY 24, 2022