

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, OCTOBER 21, 2025**

MINUTE ORDER NO. 11

SUBJECT: AUTHORIZATION TO NEGOTIATE PURCHASE OF PROPERTY FOR THE TROY STREET SLEEPING CABINS PROJECT AND ADOPTION OF A RESOLUTION DECLARING THE LAND WILL BE USED FOR A PUBLIC PURPOSE (DISTRICT: 4)

OVERVIEW

On October 19, 2021 (15) and February 8, 2022 (14), the San Diego County Board of Supervisors (Board) approved recommendations to advance Compassionate Emergency Solutions and Pathways to Housing (CESPH) efforts for people experiencing homelessness in the unincorporated areas of San Diego County. Subsequently and as part of these efforts, on July 16, 2024 (21), the Board directed staff to enter a lease with State of California Department of Transportation (Caltrans) and develop the Caltrans owned site located at 2800 Sweetwater Road in Lemon Grove (Property) into a non-congregate, emergency housing facility for people experiencing homelessness.

The planning, assessment, design and pre-construction activities have been completed, and the County of San Diego (County) is ready to break ground as soon as the rights to the Property can be secured. Staff have been engaging with Caltrans in efforts to execute a lease. The Property was initially purchased by Caltrans using federal grant funds, which requires the Federal Highway Administration (FHWA) to approve the use of this site. Caltrans recently informed the County that the required lease approval by the FHWA was denied, and the only viable path forward would be for the County to purchase the Property directly from Caltrans, under certain conditions, at an estimated price of approximately \$2 million.

Today's item requests the Board to authorize the Director, Department of General Services, to negotiate the purchase of the Property from Caltrans and adopt a Resolution declaring that the Property will be used for public purposes. Staff will return to the Board to request approval to post the required notices and authority to complete the purchase of the Property at the conclusion of negotiations.

This item supports 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.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed action to negotiate the purchase of the property, as well as the action of adopting a resolution declaring that if the property is acquired, the property will be used for public purposes, are both administrative in nature and are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3) and 15378(b)(5) of the CEQA Guidelines.

2. Authorize the Director, Department of General Services, or designee, to negotiate the purchase of the property located at 2800 Sweetwater Road, Lemon Grove, CA from the State of California Department of Transportation, which is the future site of the emergency shelter for people experiencing homelessness and return to the Board for the necessary funding and approvals to complete the purchase.
3. Adopt a Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO DECLARING THAT THE LAND IDENTIFIED IN DIRECTORS DEED DD16450-01-01 WILL BE USED FOR PUBLIC PURPOSES (Attachment A).

EQUITY IMPACT STATEMENT

According to the Regional Taskforce on Homelessness, the 2025 Point-in-Time Count identified 9,905 individuals living on the streets or in shelters; of those, 5,714 individuals were counted as unsheltered. Regionwide, there was a decrease of 7% from the previous year. Among those experiencing unsheltered homelessness, 7% are veterans, 7% are youth, 1% are families, and 46% are chronically homeless. Troy Street project will expand access to emergency housing and homelessness services to marginalized populations and assist them in attaining support to secure and retain permanent housing.

SUSTAINABILITY IMPACT STATEMENT

Today's proposed action supports the County of San Diego 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. The Troy Street Project improves access to critical emergency housing and homelessness services, including housing navigation, financial support, employment services, and access to behavioral healthcare. Access to this array of services will help address the needs of unhoused individuals and improve public health across the region.

FISCAL IMPACT

There is no fiscal impact associated with today's actions for Fiscal Year 2025-26. If approvals are received by the Federal Highway Administration and California Transportation Commission, staff will return to the Board for approval to allocate the funding, post the required notices and authority to complete the purchase of the Property at the conclusion of negotiations. At this time, there is no change in net General Fund cost and no additional staff years.

There is a fiscal risk associated with the acquisition of this property. If the Board approves the acquisition of the State of California Department of Transportation (Caltrans) property, Caltrans will require that the deed conveying the Property contains a clause requiring the stated public purposes continue for a period of 15 years. If the property ceases to be used exclusively for public purposes during the 15-year period, Caltrans may exercise power of termination and take back ownership of the property. Any change of use of the property will be subject to California Environmental Quality Act review.

BUSINESS IMPACT STATEMENT

NA

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Lawson-Remer, the Board of Supervisors took action as recommended, adopting Resolution No. 25-115 entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO DECLARING THAT THE LAND IDENTIFIED IN DIRECTORS DEED DD16450-01-01 WILL BE USED FOR PUBLIC PURPOSES.

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

NOES: 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