

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MARCH 11, 2025**

MINUTE ORDER NO. 4

SUBJECT: ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE JACUMBA FIRE STATION 43 PROJECT AND AWARD PHASE II, CONSTRUCTION SERVICES (DISTRICT: 2)

OVERVIEW

The proposed Jacumba Fire Station 43 Project (Project) includes construction of a one-story, approximately 8,500-square-foot fire station on an approximately 5-acre portion of APN 660-150-18-00 in the unincorporated community of Jacumba Hot Springs. The property is located at 44850 Old Highway 80, Jacumba, CA 91934. The property is currently owned by BayWa r.e. Development Land Holdco LLC (BayWa). The County of San Diego (County) and BayWa have executed a donation agreement that gives the County exclusive right to take ownership of the land. This Project will replace the existing Jacumba fire station located in a rented space at 1255 Jacumba Street, Jacumba, CA 91934 (APN 660-053-01).

On June 4, 2024 (7), the San Diego County Board of Supervisors (1) authorized the Department of Purchasing and Contracting (DPC) to advertise a Construction Manager at Risk (CMAR) contract for the new Jacumba Fire Station 43; (2) authorized DPC to award Phase I, Pre-construction Services; (3) designated the Director, Department of General Services (DGS) as the County officer responsible for administering the CMAR contract for the pre-construction services of the Project; and, (4) authorized the DGS Director to execute any and all documents necessary to implement the CMAR contract. The County awarded the CMAR contract, and the pre-construction phase of the Project has commenced.

This is a request to (1) adopt the Mitigated Negative Declaration and related environmental documents for the Project; and, (2) authorize DPC to award Phase II, Construction Services of the Project. If approved, the Project is expected to begin construction in Fall 2025, with estimated completion for Spring 2027.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, based on the whole record, that there is no substantial evidence that the Jacumba Fire Station 43 Project will have a significant effect on the environment. Consider the Mitigated Negative Declaration, on file with the Department of General Services and dated February 10, 2025, State Clearinghouse # 2024090644 (Attachment A, on file with the Clerk of the Board), together with comments received during public review (Attachment C, on file with the Clerk of the Board), and adopt the Mitigated Negative Declaration, finding that it reflects the independent judgment and analysis of the Board of Supervisors.

2. Adopt the Mitigation Monitoring and Reporting Program prepared in accordance with California Environmental Quality Act Guidelines Section 15074(d) and authorize the Director, Department of General Services to ensure compliance with the Mitigation Monitoring and Reporting Program (Attachment B, on file with the Clerk of the Board).
3. Adopt the Statement of Location and Custodian of Record (Attachment D, on file with the Clerk of the Board).
4. Authorize the Director, Department of Purchasing and Contracting to take any action authorized by Article XXIII, Section 401, et seq. of the Administrative Code and Public Contract Code Section 20146 to award and, if needed, later amend Phase II Construction Services.
5. Designate the Director, Department of General Services as the County officer responsible for administering Phase II, Construction Services, of the Construction Manager at Risk (CMAR) contract for the Project and authorize the Director, Department of General Services to execute any and all documents necessary for the implementation of the CMAR contract.

EQUITY IMPACT STATEMENT

San Diego County Fire provides services that aim to protect every person's right to life and security of person and strives for equitable outcomes in our communities. The approval to award and administer Phase II, Construction Services, for the proposed new Jacumba Fire Station Project (Project) would result in the construction of a modern and safe facility for employees and members of the community. Additionally, the County incorporated inclusionary contracting criteria into the source selection process for Phase I, Pre-construction Services; these criteria will further ensure equity during Phase II of the project.

SUSTAINABILITY IMPACT STATEMENT

The new Jacumba Fire Station Project (Project) will implement low-impact development standards and use sustainable design principles, practices, and performance. The Project will obtain, at minimum, a Leadership in Energy and Environmental Design Gold certification and achieve Zero Net Energy (ZNE). ZNE is defined as a building which has extremely energy efficient end uses and on-site renewable annual energy production greater than the building's annual energy consumption. The Project's design will incorporate energy efficient technologies, with 30% of embodied carbon reduction, and use a Building Automation System to monitor and control energy use.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2024-25 Operational Plan for Capital Project 1022910, Jacumba Fire Station 43. Total Project budget is \$18,100,000. The funding sources are General Fund fund balance (\$150,000), Other Services to Governmental Agencies (\$250,000), Fire Mitigation Fees (\$700,000), and existing General Purpose Revenue (\$17,000,000). There will be no change in net General Fund cost and no additional staff years.–

BUSINESS IMPACT STATEMENT

The Construction Manager at Risk (CMAR) contractor must make a specific and measurable commitment to local, small, and disadvantaged business participation for the Jacumba Fire Station 43 Project. Examples of such local participation include partnering with local organizations, local apprentice programs, local employment resource centers, and workforce community outreach programs. The CMAR contract must also comply with the Board Policy B-39a, Veteran Owned Business and Disabled Veterans Business Enterprise (DVBE) program, which requires at least three percent DVBE participation.

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Montgomery Steppe, 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

