



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

VACANT
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: March 11, 2025

04

TO: Board of Supervisors

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

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)

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.

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)

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.

ADVISORY BOARD STATEMENT

On October 14, 2024, the Department of General Services (DGS) presented the Jacumba Fire Station 43 Project (Project) before the Jacumba Community Sponsor Group (JCSG) to share and discuss the proposed design for the new Jacumba Fire Station. The JCSG received the Project positively, offering minimal comments regarding building infrastructure, schedule, and type of materials. All feedback was addressed by the architect, DGS, and the County Fire team during the meeting. The team acknowledged the JCSG's emphasis on ensuring that the Project embodies a design that feels intrinsically "of the desert" and complements the character of the Jacumba community it serves. Moving forward, the design team will proceed through the Design Development phase, with plans to present the final design to the JCSG later this year to be ready for the (Phase II) Construction Phase of the project, projected to start in Fall of 2025.

BACKGROUND

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 on 44850 Old Highway 80, Jacumba, CA 91934 and is currently owned by BayWa r.e. Development Land Holdco LLC (BayWa). Pursuant to County of San Diego Code of Administrative Ordinances Section 73, Acquisition of Interests in Real Property by Purchase or Gift, the County of San Diego (County) and BayWa executed a donation agreement whereby the County has an exclusive right to take ownership of the land at any time during an initial 12-month period, with an option to extend the term of the agreement with two six-month options.

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). The current station was constructed to support a volunteer firefighting response and is near the end of an existing 25-year lease. The new fire station will remain under the jurisdiction of the San Diego County Fire Protection District (San

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)

Diego County Fire) and is located less than 1 mile from the current station. The new fire station will retain the original station number (Fire Station No. 43) and will include an expanded apparatus bay that will house a type 1 fire engine, a water tender, a reserve medic unit, and a patrol unit.

On June 4, 2024 (7), the County Board of Supervisors authorized the Department of Purchasing and Contracting to advertise a Construction Manager at Risk (CMAR) contract and to award Phase I, Pre-Construction Services. In January 2025, the County awarded the CMAR contract for Phase I, Pre-Construction Services, which included project design. The design plan for the new fire station includes apparatus bays, a lobby, an office, dormitory rooms, restrooms, a kitchen, a dining room, a day room, a gym, parking spaces, and ancillary support features. Additionally, the sitework will include parking, a septic system, water wells, above-ground water storage tanks, a storm water collection system, a hose rack, a generator, and other miscellaneous items.

Approval of today's request to award Phase II, Construction Services, of the CMAR for the Project will result in the construction of a modern and safe facility for employees and members of the community. The Project will comply with Title 24 sustainability requirements set forth by the State of California, which are design features intended to allow for a more sustainable future. The Project will meet Zero Net Energy requirements, include the option for public art, be designed with 30% of embodied carbon reduction, and attain Leadership in Energy and Environmental Design Gold certification. Construction is expected to begin in all 2025, with estimated completion in Spring 2027.

A Draft Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Sections 15070 and 15072), and County of San Diego (County) CEQA guidelines and procedures. The Draft IS concluded that the proposed project would not result in any significant unavoidable impacts and that all impacts would be reduced to less than significant with implementation of the mitigation measures identified.

The Draft IS/MND was released for public and agency review from September 16, 2024 to October 16, 2024 and was available on the County's website at: https://www.sandiegocounty.gov/content/sdc/general_services/CEQA.html. The County received a total of two comment letters during the 30-day public review period. Based on the comments received during the public review period of the Draft IS/MND, minor revisions and clarifications were made to the Draft IS. These minor revisions are intended to clarify or elaborate upon the findings in the Draft IS and do not constitute a substantial revision of the Draft IS. Furthermore, the minor clarifications would not alter the conclusions presented in the Draft IS. These minor revisions and clarifications are provided in Attachment A, "Mitigated Negative Declaration."

ENVIRONMENTAL STATEMENT

The Mitigated Negative Declaration (MND) for the proposed Jacumba Fire Station 43 Project (Project) was prepared and circulated for a 30-day public review, from September 16, 2024, to October 16, 2024 (Attachment A). The Project's impacts to biological resources will be mitigated consistent with the County's Biological Significance Determination Guidelines, Migratory Bird

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)

Treaty Act, and Section 4150 of the California Fish and Game Code. A grading monitoring and discovery program will be implemented during ground disturbing activities to mitigate for potential impacts to paleontological, cultural, and tribal cultural resources. Best Management Practices and Project Design Elements will be implemented as part of the Project to ensure avoidance of potentially significant environmental effects. The Notice of Intent to adopt the MND for the Project was distributed in accordance with established state and County guidelines.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the Strategic Initiatives of Sustainable Environments/Thriving and Living Safely in the County of San Diego's 2025-2030 Strategic Plan by enhancing the quality of the environment, by focusing on sustainability, pollution prevention, and strategic planning, and by improving emergency preparedness for and response to both natural and man-made disasters.

Respectfully submitted,



EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENTS

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

- Attachment A- Mitigated Negative Declaration
- Attachment B- Mitigation Monitoring and Reporting Plan
- Attachment C- Comment Letters and Responses
- Attachment D- Statement of Location and Custodian of Record