



RON ROBERTS
SUPERVISOR, FOURTH DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

AGENDA ITEM

DATE: September 20, 2005

TO: Board of Supervisors

SUBJECT: DIRECT PREPARATION OF A REQUEST FOR PROPOSALS (RFP) FOR DEVELOPMENT OF COUNTY OPERATIONS CENTER ANNEX SITE AND POSSIBLE RELATED SITES IN KEARNY MESA (District: 4)

SUMMARY:

Overview

The County of San Diego owns the approximate 19.5-acre County Operations Center Annex property at the southeast corner of Ruffin Road and Clairemont Mesa Boulevard in the Kearny Mesa community of the City of San Diego. Offices for several County departments are located at the site. By today's standards this site is underdeveloped, and the facilities are nearing the end of their useful life. County operational needs coupled with the substantial development activity and escalating land values in Kearny Mesa, there is an ideal opportunity for a beneficial public-private partnership.

This action requests Board direction to the Department of General Services to develop a Request for Proposals (RFP) to solicit potential development entities with the experience and financial capability to successfully plan and redevelop the County Operations Center Annex property, and possibly the County Operations Center. Development of the site(s) may include a mix of private commercial/residential and governmental uses and will target revenue-generating possibilities through private development.

Recommendation(s)

SUPERVISOR ROBERTS:

1. Direct and authorize the Chief Administrative Officer to develop a Request for Proposals (RFP) to solicit private sector interest in the redevelopment of the County Operations Center Annex property as a business/residential/governmental center, with possible components to include revenue-generating private development and an option for the redevelopment of the County Operations Center. Direct staff to return to the Board within 45 days with a RFP.
2. Find that the proposed action is exempt from the California Environmental Quality

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Act (CEQA) under Article 5, Section 15060(c)(3) of the State CEQA Guidelines because it is not a project as defined by Section 15378.

Fiscal Impact

There is no immediate fiscal impact associated with this action. The County may receive future revenue from an eventual public-private partnership development.

Business Impact Statement

N/A

Advisory Board Statement

N/A

BACKGROUND:

The one-story County Operation Center (COC) Annex was originally constructed in the mid-1950s, serving as a postal operations center and defense assembly building. It is now outdated and undersized to support the efficient, modern operational needs of the County. The buildings currently house office, warehouse, and customer service operations for several departments.

Located in the heart of Kearny Mesa, the 19.5-acre COC Annex at Ruffin Road and Clairemont Mesa Boulevard is underutilized given its central location and the high level of services now available in the area. Transportation services are particularly good with immediate access to Interstate 15 and State Route 52 and close proximity to State Route 163. Kearny Mesa continues to develop not only in its traditional pattern as a commercial/light industrial center, but more recently as a residential enclave along Spectrum Center Boulevard and Lightwave Avenue. In addition, Kearny Mesa now includes major community and after-work uses, home to major facilities such as National University and a new branch of the YMCA of San Diego County.

In 2001, the Department of General Services began the Kearny Mesa Master Plan study as part of the strategic facility planning effort. A needs assessment of County departments and beneficial agencies was undertaken as part of that effort to forecast operation needs and programs at a 20-year horizon. By March 2003 the final draft plan was completed, but no further action was taken.

Now, with the nature of the real estate market, plus the size, value and location of the Annex property there is an unparalleled opportunity to redevelop the site and realize the facilities and capacity needed for existing and future County operations. Issuing a Request for Proposals (RFP) for redevelopment of the COC Annex will aim to capture the innovation and capabilities of the private sector to maximize the use of this valuable public property to meet the needs of the County for modern, well-equipped space for the next 20 to 30 years or beyond. Equally important will be the approach of potential developers to include compatible, high-value private sector development to return revenue to the County. The RFP prepared by the Department of General Services will be returned to the Board within 45 days for review and approval.

Linkage to the County of San Diego Strategic Plan

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This action promotes Safe and Livable Communities, a key initiative of the County of San Diego's Fiscal Years 2005-10 Five-Year Strategic Plan. If successful, this proposal would fulfill the County's mission to enhance Economic Opportunity and Quality of Life for the residents of San Diego County.

Respectfully submitted,

RON ROBERTS
Supervisor, Fourth District

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AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written Disclosure per County Charter Section 1000.1 Required	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
COUNTY TECHNOLOGY OFFICE	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

Other Concurrence(s): N/A

ORIGINATING DEPARTMENT: Board of Supervisors, District Four

CONTACT PERSON(S):

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AUTHORIZED REPRESENTATIVE: _____

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AGENDA ITEM INFORMATION SHEET
(continued)

PREVIOUS RELEVANT BOARD ACTIONS:

[Click [here](#) and type action(s), or type N/A if not applicable]

BOARD POLICIES APPLICABLE:

[Click [here](#) and type applicable policies, or type N/A if not applicable]

BOARD POLICY STATEMENTS:

[Click [here](#) and type required statement(s), or type N/A if not applicable]

CONTRACT NUMBER(S):

[Click [here](#) and type numbers, or type N/A if not applicable]