



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

KRISTIN GASPAR  
Third District

NATHAN FLETCHER  
Fourth District

JIM DESMOND  
Fifth District

**DATE:** February 27, 2019

**01**

**TO:** Board of Supervisors

### **SUBJECT**

**ALPINE PARK – ACQUISITION OF APPROXIMATELY 98 ACRES OF LAND (WRIGHT’S FIELD PARTNERSHIP, LLC) – 2/27/2019 Hold Hearing (DISTRICT: 2)**

### **OVERVIEW**

Parks and recreation facilities help create healthy communities and foster civic engagement. The Alpine community currently has no County of San Diego (County) park and only 1.83 acres of parkland per 1,000 residents, which is less than the County General Plan goal of 10 acres of parkland per 1,000 residents. Alpine does not have sufficient parkland to meet the recreational needs of the community and there is a significant shortage of sports fields and other recreational amenities. The Department of Parks and Recreation (DPR) has been working to identify new parkland for Alpine for over a decade but the topography of Alpine made finding suitable land very challenging. However, the County recently identified approximately 98 acres of vacant land available for purchase in Alpine. On January 9, 2019 (5), the Board of Supervisors set a hearing for February 13, 2019 to consider the purchase. On February 13, 2019, the hearing was continued to February 27, 2019 to allow for additional time for publication of the Notice of Intention to Purchase. The property, adjacent to and north of South Grade Road and east of Tavern Road, will be acquired to develop a portion as an active park and to conserve a substantial portion of the property as open space. Once the property has been acquired, DPR will work with the community to determine what new recreational amenities may be constructed on the land.

Today, the Board is requested to authorize the purchase of Assessor’s Parcel Numbers 404-171-12 and 404-170-61 (portion) from Wright’s Field Partnership, LLC at the appraised value of \$1,370,000. The total project cost in Fiscal Year 2018-19 of \$1,621,500 would include \$1,370,000 for property acquisition; \$45,000 for transaction costs; \$6,500 for closing and title costs; and \$200,000 in one-time land protection costs.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15316, 15301 and 15304.

**SUBJECT: ALPINE PARK – ACQUISITION OF APPROXIMATELY 98 ACRES OF LAND (WRIGHT’S FIELD PARTNERSHIP, LLC) – 2/27/2019 Hold Hearing (DISTRICT: 2)**

2. Authorize the Director, Department of General Services, to exercise the option to purchase Assessor’s Parcel Numbers 404-171-12 and 404-170-61 (portion) from Wright’s Field Partnership, LLC for the appraised value of \$1,370,000.
3. Authorize the Director, Department of General Services, to execute all escrow and related documents to complete the purchase.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2018-19 Operational Plan in the Capital Outlay Fund. If approved, this request will result in current year one-time costs of \$1,621,500 for Capital Project 1021897 Alpine Local Park Acquisition, itemized as follows: \$1,370,000 for property acquisition; \$45,000 for staff time and appraisal review to complete the transaction; \$6,500 for closing and title costs; and \$200,000 in one-time land protection costs, including initial stewardship that features fencing, signage, access control measures and vegetation management. The funding source is available prior year General Fund fund balance. There will be no additional staff years in Fiscal Year 2018-19.

There will be an estimated annual cost of \$2,500 for fixed charge assessments including vector control and water standby charges. Ongoing operational costs for managing the portion of the property that will be preserved are estimated at \$73,000 annually beginning in Fiscal Year 2019-20. These costs would be incurred by DPR if a suitable partner to manage the preserved land is not identified. Funds for the total estimated annual ongoing cost of \$75,500 would be included in future Operational Plans. The estimated costs and funding source(s) for the construction and maintenance of the active recreation portion of the park will be determined once designed, and will be included in future Operational Plans.

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

The Department of Parks and Recreation (DPR) provides parks and recreational services that enhance the quality of life for county residents and visitors. The County of San Diego’s (County) park system promotes a stronger, safer, healthier, thriving region through thousands of recreational opportunities system-wide, including events and activities, recreation programs, parks, and sports complexes.

The community of Alpine currently has 1.83 acres of parkland per 1,000 residents, which is far fewer than the County General Plan goal of 10 acres of local parks per 1,000 residents and is one of the most park-deficient communities in the County. There are no County parks in Alpine. Some of the available parkland is co-located at public school sites and is only available when not in use by the school. Alpine does not have sufficient parkland to meet the recreational needs of the community, and the Alpine Community Planning Group continues to request that the County

**SUBJECT: ALPINE PARK – ACQUISITION OF APPROXIMATELY 98 ACRES OF LAND (WRIGHT’S FIELD PARTNERSHIP, LLC) – 2/27/2019 Hold Hearing (DISTRICT: 2)**

construct sports fields. DPR has been working for over a decade to identify and evaluate potential sites for new parkland for Alpine, but the undulating topography found throughout most of the community has made finding suitable land very challenging and most of the buildable land has already been developed.

The County recently identified approximately 98 acres of vacant land available for purchase in Alpine that could serve as a site for future recreational amenities. The property, adjacent to and north of South Grade Road, and east of Tavern Road, allows for the siting of an active park as well as open space conservation. Once the County has acquired this property, DPR will work with the community to determine what new recreational amenities will be constructed on the developable portion of the site. For the community input process, DPR will hold multiple public meetings in Alpine in accordance with County Board of Supervisors Policy I-44, Procedure for Designing New County-Owned Local Parks. Design of a new park in Alpine is anticipated to take approximately one year. Construction of the park can begin once environmental analysis is complete and full construction funding is identified.

DPR will seek to enter into a maintenance agreement with a partner organization using a partner evaluation model to operate and maintain the portions of the land that will be preserved. The factors the model considers include whether a partner could operate the facility at an acceptable service level, their experience in operating/managing similar properties and their financial and organizational ability to manage the property. If an agreement cannot be reached with a partner organization, ongoing operational costs for managing the preserved land are estimated at \$75,500 annually and would be included in future Operational Plans. DPR will determine costs for the active recreation portion of the park once designed and will seek funding in future operational plans.

After making the necessary findings, today’s request is for the Board to authorize the purchase of Assessor’s Parcel Numbers 404-171-12 and 404-170-61 (portion) from Wright’s Field Partnership, LLC at the appraised value of \$1,370,000.

**ENVIRONMENTAL STATEMENT**

The acquisition of the property is exempt pursuant to CEQA Guidelines Section 15316 because the land is in a natural condition and is being acquired for the purpose of establishing a park and the management plan for the park has not been prepared. Upon acquisition, initial stewardship activities, including signage, access control measures and vegetation management, will be conducted on the property to secure the property and provide required fuel management zones adjacent to roadways and nearby residences. These initial stewardship activities are exempt pursuant to CEQA Guidelines Sections 15301 and 15304. These activities will not impact environmental resources of hazardous or critical concern that are designated, precisely mapped and officially adopted by government agencies; will not have a significant effect on the environment due to unusual circumstances; do not contribute to cumulative environmental impact; do not damage scenic resources within a designated state scenic highway; are not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.2 of the Government Code; do not cause adverse change in the significance of a historical resource; and do not involve removal of healthy, mature, scenic trees.

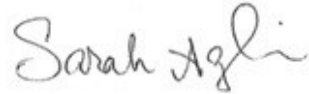
**SUBJECT:** ALPINE PARK – ACQUISITION OF APPROXIMATELY 98 ACRES OF LAND (WRIGHT’S FIELD PARTNERSHIP, LLC) – 2/27/2019 Hold Hearing (DISTRICT: 2)

The County intends to build an active park on this site, but there are no development plans currently in existence and any potential impacts would be too speculative to analyze. When the park project can be analyzed in more detail, CEQA review will occur for that separate project before the Board approves the bid and award.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today’s proposed actions to acquire approximately 98 acres of land supports the Sustainable Environments/Thriving Strategic Initiative in the County of San Diego’s 2019-2024 Strategic Plan by protecting natural resources, diverse habitats and sensitive species.

Respectfully submitted,

A handwritten signature in black ink that reads "Sarah Aghassi". The signature is written in a cursive, flowing style.

SARAH E. AGHASSI  
Deputy Chief Administrative Officer

**ATTACHMENT(S)**

Attachment A – Vicinity Map



**SUBJECT:** ALPINE PARK – ACQUISITION OF APPROXIMATELY 98 ACRES OF LAND (WRIGHT’S FIELD PARTNERSHIP, LLC) – 2/27/2019 Hold Hearing (DISTRICT: 2)

**CONTACT PERSON(S):**

Jody Mays, Deputy Director, General Services  
Name  
858-694-2301  
Phone  
Jody.Mays@sdcounty.ca.gov  
E-mail

Brian Albright, Director, Parks and Recreation  
Name  
858-966-1301  
Phone  
Brian.Albright@sdcounty.ca.gov  
E-mail