BOARD OF SUPERVISORS

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COUNTY OF SAN DIEGO

AGENDA ITEM

DATE: April 3, 2012

13

TO: Board of Supervisors

SUBJECT: GENERAL SERVICES – AUTHORIZE ADVERTISEMENT AND AWARD OF A CONSTRUCTION CONTRACT AND APPROPRIATION OF FUNDING FOR A PINE VALLEY SHERIFF'S SUBSTATION (DISTRICT: 2)

SUMMARY:

Overview
On August 11, 1998 (3) the Board directed staff to work with the Sheriff to find a suitable site for a new Sheriff's Substation in the Pine Valley area. Previous Board actions appropriated $1.2 million in funding for the purchase of a site. Although several privately-owned sites were identified as potential substation sites over the years, none was determined to be suitable. The Sheriff and Department of General Services recently identified an appropriate one-acre area for the new Substation within the County-owned Pine Valley Park on Old Highway 80. The proposed site is in an area of the park that is not improved with park facilities or used by the public.

Today's proposed actions would appropriate $2.1 million to the Capital Project 1015198, Pine Valley Substation Buckman Springs Area, for a total project cost of $3.3 million. The proposed actions would also authorize the Director of the Department of Purchasing and Contracting to advertise and award a contract for approximately $2.7 million of the total budget for the design and construction of the project, and adopt a Mitigated Negative Declaration for the project under the California Environmental Quality Act (CEQA).

Recommendation(s)
CHIEF ADMINISTRATIVE OFFICER

1. Find, on the basis of the whole record, that there is no substantial evidence that the Project will have a significant effect on the environment. Consider the Mitigated Negative Declaration, on file with the Department of General Services dated March 19, 2012, State Clearinghouse #2011101005, together with comments received during public review, and adopt it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.

Documentum Version 3.1

2. Adopt the Mitigation Monitoring and Reporting Program for the project.

3. Designate an area within Pine Valley Park that is to be used for mitigation of biological impacts (approximately 0.63 acres) for off site for habitat creation. Direct the Director of the Department of General Services, the Sheriff and the Department of Parks and Recreation to take the appropriate steps to maintain the area as open space solely for the permanent preservation and management of biological resources and to prohibit the use of this area for any other purpose.

4. Cancel appropriations of $40,000 and related Operating Transfers from the Capital Project 1015198, Pine Valley Substation Buckman Springs Area, to provide funding for the Department Parks and Recreation to improve the remainder of Pine Valley Park.

5. Transfer appropriations of $40,000 from the Contributions to Capital Outlay Fund, Operating Transfer Out, to the Department of Parks and Recreation, services and supplies, for park improvements at Pine Valley Park.

6. Transfer appropriations of $2,100,000 from the Sheriff's Department to the Contributions to Capital Outlay Fund, Operating Transfer Out, for Capital Project 1015198 - Pine Valley Substation Buckman Springs Area.

7. Establish appropriations of $2,100,000 in the Justice Facility Construction Fund for Capital Project 1015198 – Pine Valley Substation Buckman Springs Area, based on an Operating Transfer from General Fund. **(4 VOTES)**

8. Authorize the Director, Department of Purchasing and Contracting to take any action necessary to advertise and award a contract and to take any action authorized by Section 401, et seq. of the Administrative Code and Public Contracting Code section 20133 with respect to contracting for the design-build construction of the new Pine Valley Sheriff's Substation.

9. Designate the Director, Department of General Services, as the County Officer responsible for administering the awarded construction contract.

Fiscal Impact

Funds for this request are partially included in the Fiscal Year 2011-12 Operational Plan for Capital Project 1015198 – Pine Valley Substation Buckman Springs Area in the Justice Facility Construction Fund. If approved, this request will result in additional costs and revenue of $2.1 million, bringing total project costs to $3.3 million. The funding sources are Public Safety Group fund balance available ($700,000), State Criminal Alien Assistance Program (SCAAP) revenue ($500,000), and an operating transfer from the Sheriff's Department ($2.1 million). On-going facility costs are

estimated at approximately $50,000 annually to cover operations and maintenance of the facility. Funding for the on-going operation and maintenance costs of this project will be included in the Fiscal Year 2012-13 CAO Proposed Operational Plan.

Today's request will also transfer $40,000 from the Capital Project to the Department of Parks and Recreation for park improvements at Pine Valley Park. There will be no change in net General Fund cost and no additional staff years.

Business Impact Statement
Expenditures for the construction of a new Sheriff's substation will create private sector jobs and economic opportunities in San Diego County.

Advisory Board Statement
On January 10, 2012 County staff presented the proposed project to the Pine Valley Community Planning Group (PVPG). The PVPG supports the project and initial design concept. The PVPG wishes to ensure that the final project is consistent with the aesthetic character of the community. The Sheriff and Department of General Services will provide a participatory role for the PVPG in the project design process.

BACKGROUND:
The Sheriff's Department is responsible for providing generalized patrol and investigative services for the unincorporated areas of the County. The Pine Valley Sheriff's Substation is responsible for providing such services to eastern San Diego County, specifically the Pine Valley community. The existing Pine Valley Sheriff's Substation serves an area of over 400 square miles which includes the communities of Pine Valley, Guatay, Descanso, Mount Laguna, Boulevard, and Jacumba.

Since the early 1970's, the Pine Valley Sheriff's Substation has been co-located in leased space with the Pine Valley Volunteer Fire Department. The existing Sheriff's lease will expire on April 30, 2012, and there is no option to renew. On August 11, 1998 (3) the Board directed staff to work with the Sheriff to find a suitable site for a new Sheriff's Substation in the Pine Valley area. The Fiscal Year 1999-00 Operational Plan included $700,000 in funding for the Pine Valley Station Project and on May 16, 2000 (26), the Sheriff's Department appropriated an additional $500,000 to the capital project funded by over-realized State Criminal Alien Assistance Program (SCAAP) revenue. Today's actions will fully fund the Pine Valley Sheriff's Station Project, for a total project cost of $3.3 million. The proposed site for the new Pine Valley Sheriff's Substation is a one-acre area within the County's 16-acre Pine Valley Park on Old Highway 80 in Pine Valley (Thomas Guide, Page1237-B6/B7). The area is located on land that is not improved with park facilities or used by the public. The proposed site is shown in Attachment A. The County's Pine Valley Branch Library is located south of the proposed Sheriff's site, also within the Park boundary.

Because the park property is already under County ownership, a Memorandum of Agreement between the Department of Parks and Recreation (Parks) and Sheriff will be executed to identify

the area and memorialize the Sheriff's right to develop and use the area in perpetuity. Pursuant to the requirements of the Public Park Preservation Act, a payment of $40,000 on behalf of the Sheriff will be paid for the Sheriff's use of the one-acre area in perpetuity, using Capital Project funding, based on a staff appraisal of the one-acre site. As required by the statute, the funds received on behalf of the Sheriff must be used to improve the remainder of Pine Valley Park. The Department of General Services is working with the Sheriff to identify temporary lease space to house the Sheriff until the new Substation is constructed.

Currently, nine Sheriff's staff are assigned to the existing Pine Valley Substation. The existing approximately 1,100 square foot facility does not adequately meet the Sheriff's needs. Working shifts for the deputies occur throughout the seven-day work week. The proposed Sheriff's Substation would be approximately 4,200 square feet in order to support these Sheriff's staff and auxiliary functions. This includes meeting rooms as well as temporary work space for partner law enforcement agencies such as the California Highway Patrol (CHP) and the Bureau of Land Management (BLM), similar to the Julian Sheriff's Substation. Volunteer staff from the Sheriff's Senior Volunteer Patrol Program would also utilize the facility, consistent with current operations at the existing Pine Valley Substation. Construction of a new, adequately sized County-owned facility would ensure a permanent Sheriff's presence in this community and would facilitate efficient operations and coordination with other agencies in an emergency.

Environmental Statement

The Mitigated Negative Declaration (MND) for the proposed Pine Valley Sheriff's Substation (the "Project") was prepared and circulated for public review from February 2, 2012 through March 2, 2012 (Attachment B). Two letters of comment were received, and staff has responded to them. The Response to Comments is included as an appendix to Attachment B. Minor revisions to the MND were incorporated in response to public comments. However, no substantial changes were made to the MND and, therefore, recirculation is not required under Section 15073.5 of the State CEQA Guidelines.

The Project's potential impacts, including potential impacts to biological resources, such as non-native grassland, Jeffrey Pine and big sagebrush scrub habitat, rare plants, and migratory birds, would be reduced to a level below significance with incorporation of the mitigation measures identified in the MND. Project construction would result in the permanent loss of an estimated 0.66 acre of non-native grassland, 0.12 of big sagebrush scrub, and 0.13 acre of Jeffrey pine forest, all of which are considered sensitive habitats under the County's Guidelines for Determining Significance for Biological Resources. Mitigation for impacts to habitat would be provided at the following ratios, consistent with the County's Guidelines: non-native grassland (0.5:1, or 0.33 acre of mitigation); big sagebrush scrub (2:1, or 0.24 of acre mitigation); and, Jeffrey pine forest (3:1, or 0.39 acre of mitigation). The 0.33 acre of non-native grassland mitigation will be implemented by using a County mitigation bank. The total 0.63 acre of Jeffrey pine and big sagebrush scrub habitat mitigation will be located off-site within Pine Valley Park. Based on the analysis in the Mitigated Negative Declaration, the Project as proposed does not have the potential to result in any significant impacts.

SUBJECT: SHERIFF–AUTHORIZE ADVERTISEMENT AND AWARD OF A CONSTRUCTION CONTRACT AND APPROPRIATION OF FUNDING FOR A PINE VALLEY SHERIFF'S SUBSTATION (DISTRICT: 2)

Linkage to the County of San Diego Strategic Plan
The proposed construction of a new Sheriff's Substation in Pine Valley is consistent with the Safe and Livable Communities Initiative of the County of San Diego's 2011-2016 Strategic Plan by improving public safety in southeastern San Diego County through more responsive law enforcement, emergency preparedness, and response for both natural and man-made disasters.

Respectfully submitted,

for WALTER F. EKARD
Chief Administrative Officer

ATTACHMENT(S)
A - Site Map
B - Mitigated Negative Declaration and CEQA Initial Study Environmental Checklist Form dated March 19, 2012, and appended Response to Comments
C - Mitigation Monitoring and Reporting Program

SUBJECT: SHERIFF–AUTHORIZE ADVERTISEMENT AND AWARD OF A CONSTRUCTION CONTRACT AND APPROPRIATION OF FUNDING FOR A PINE VALLEY SHERIFF'S SUBSTATION (DISTRICT: 2)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: [X] Yes [] No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
[X] Yes [] No

PREVIOUS RELEVANT BOARD ACTIONS:
April 12, 2011 (8), approved the Capital Improvement Needs Assessment (CINA) Fiscal Years 2011-2016 which included acquisition of a site for the new Pine Valley Sheriff's Substation with a budget of $1.2 million; May 16, 2000 (26), established appropriations of $500,000 in the Sheriff's Department for an operating transfer to meet needs for capital projects including Pine Valley (Buckman Springs Area KK0687); May 18, 1999 (44), Fiscal Years 1999-2000 and Fiscal Year 2000-2001 CAO Proposed Operational Plan; August 11, 1998 (3), directed the Chief Administrative Officer to identify potential suitable space for Sheriff's Substations in Julian and Pine Valley and approved in principle the addition of approximately 4,894 square feet to the Sheriff's Pine Valley Substation

BOARD POLICIES APPLICABLE:
F-41 Public Works Construction Projects

BOARD POLICY STATEMENTS:
N/A

MANDATORY COMPLIANCE:
N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):
N/A

ORIGINATING DEPARTMENT: General Services

OTHER CONCURRENCE(S): Sheriff
Parks and Recreation
Purchasing and Contracting

CONTACT PERSON(S):

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