[m-0308.040 001 001]

City of Vista

December 8, 1989

The Honorable Leon L. Williams
Supervisor, 4th District
County of San Diego
1600 Pacific Highway
San Diego, California 92101-2472

Dear Supervisor Williams:

The purpose of this letter is to supplement the City of Vista's proposal to provide court facilities for the county of San Diego. Realizing the difficult situation the County faces in providing courts in the near future because of the Proposition A litigation, the City of Vista would like to propose an interim solution which would provide the County with several options to acquire needed court space within as little as six to nine months.

Background. The City's initial proposal in response to the RFP provides for the eventual construction of sufficient court space to handle the County's needs well into the next century. With the donation of six acres of adjacent property and annual operational cost savings of $.7 - .8 million, the Vista site and proposal clearly provides the most economical and long-range solution to the North County court expansion problem. Vista's commitment to the development of a total regional justice facility to serve the North County is evidenced by the City's support of the recent construction of the addition to the Vista Detention Center. Further, Vista's initial proposal provides the County with a flexible plan which allows complete freedom of choice in the design and construction of the proposed court facility.

Supplement to Proposal. The advantages of an existing 39.5-acre County-owned site, long-term operating economies, construction management by the County and community support have all been stalled due to Proposition A litigation. We, therefore, would like to supplement the City's proposal by making available up to an additional $3.8 million in advance funds to provide an interim solution for the provision of needed court facilities. The allocation of these funds presents the County with several

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options in the utilization of its existing land. Following is a discussion of one option which will provide the County with a fast start toward a long range solution. The option is as follows:

1. The Breeze Hill Ranch Partnership would make available all or a portion of the 280,000 square feet, 6.43 acres finish-graded property located at the northeast corner of the intersection of La Tortuga and Breeze Hill Ranch Road (see attached map) for the purpose of locating thereon temporary modular court rooms, parking, and support facilities pending a determination of Proposition A litigation. The site would be leased to the County of San Diego for a period of up to three years at a nominal rent of $1 per year.

   ~~temp.~~ Land for temp. cts at #P.S.

2. The City of Vista would provide the funds to acquire, locate and furnish modular court rooms and support facilities at the North County Regional Justice site.

3. The Breeze Hill Partnership would trade to the County 7.5 acres of its property adjacent to the Courts for the County's undeveloped 7.5 acres located on Melrose, and would, in addition, pay to the County a sum of cash, representing the difference between the fair market values of the two parcels of property involved in the exchange.

4. The City suggests that the County use the cash difference outlined in #3 above to begin the planning process for the long-range solutions in the provision of permanent facilities.

Discussion. On Monday, December 11, 1989, the Vista Joint Powers Financing Authority (Vista City Council) will authorize the issuance of 1989 Revenue Bonds in the amount of $21,900,000. Included within the proposed issuance is $4.8 million dedicated for the provision of an interim solution to the court facility problem and the donation of the six-acre parcel. The funds will be available in February, 1990.

Should the County desire to utilize the aforementioned option, it is estimated that fourteen modular court rooms and supporting facilities, together with the necessary site work would cost approximately $2.5 million. The annual debt service cost to the County would be approximately $215,000. Construction of the

facilities could be completed within six to nine months. The modular facilities considered for this interim use are class A facilities, similar to those just completed adjacent to the Vista Court Annex buildings.

Another option that should be mentioned is the acquisition of 47,000 square feet of space located directly across from the Court facility on Melrose. Twenty-two thousand square feet is available for lease, and 25,000 square feet is ready for immediate construction, with the option to purchase or lease.

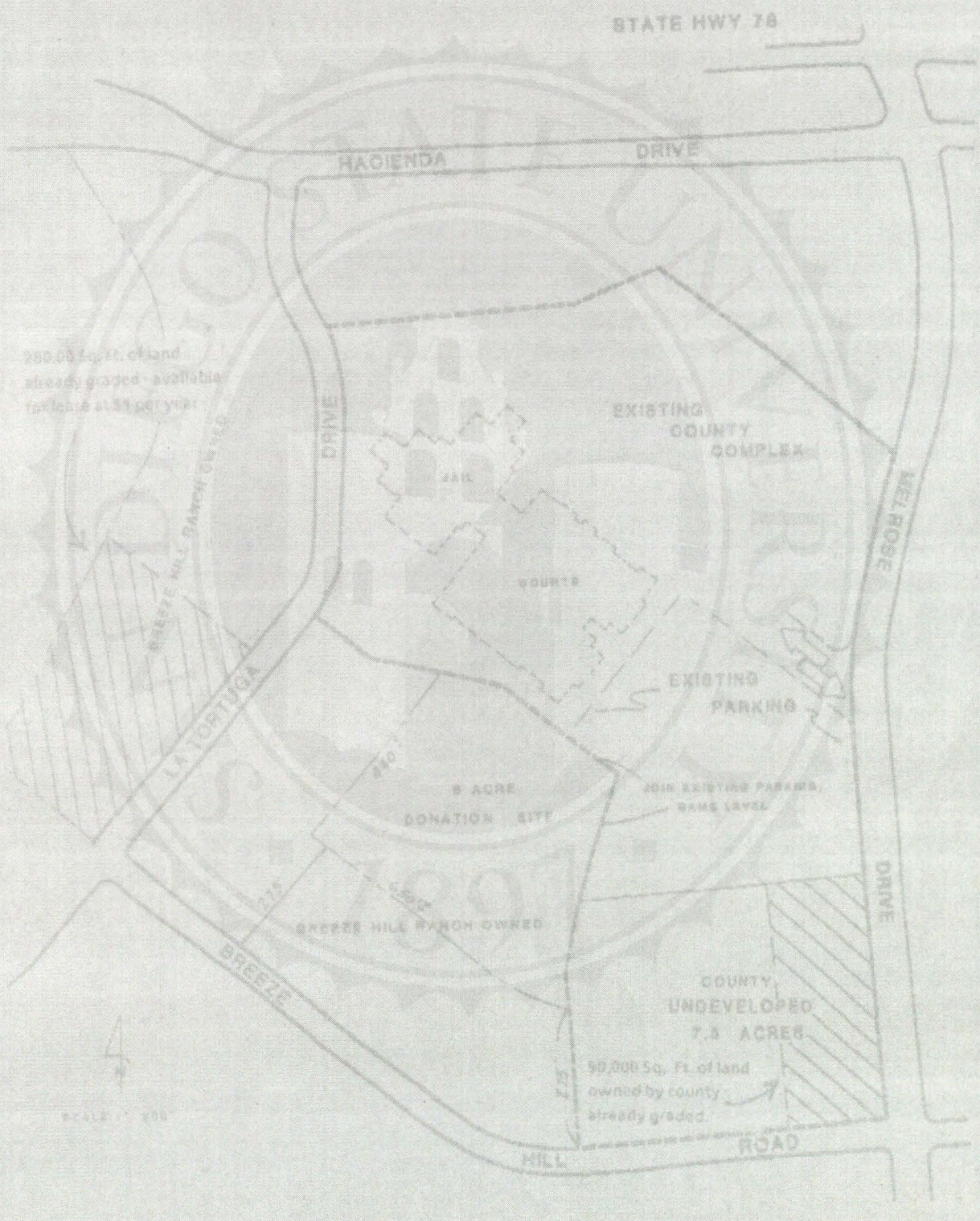
In summary, there are a number of options available to provide immediate court space. The City of Vista is committed to assisting financially in the provision of the facilities. The options provided, together with the initial response to the County's RFP, will allow the County to utilize its limited resources for both short-range and long-term solutions. We, therefore, request that the Board of Supervisors direct its staff to meet with Vista representatives to explore the options and negotiate an appropriate agreement.

Very truly yours,

Morris Vance
City Manager

MV:bjl
Attachments

Options Available on Vista Site



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DRAFT CONCEPT
Theoretical Requirements for Modular Courtrooms & Support Facilities

	Square Feet	Cost
Modular Court Building - 24' x 60' (1)	1,440	$65,000
Furnishings for one Court (1)		$40,000
Support Building - 20' x 60' (2)	1,200	$54,000
Total	2,640	$159,000

Nominal Space Requirements for 14 Courts

14 Courts	= 36,960 Sq. Ft.
123 Parking Spaces	= 43,050 Sq. Ft.
	80,010 Sq. Ft.

Space Available on Breeze Hill Lease Site at Corner of La Tortuga and Breeze Hill Road - Already Graded

700 x 400 (appx) = 280,000 Sq. Ft.

Space Available on County Property at Corner of Melrose and Breeze Hill Road - Already Graded

90,000 Sq. Ft. (appx)

1) Based on most recent cost to erect relocatables adjacent to Annex Building
2) Does not include furnishings

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Ans'd. [illegible]

City of Vista

FACSIMILE COVER SHEET

DATE: 12/2/89 NUMBER OF PAGES: 7 (including this sheet)

TO: Lori L Williams

FAX NUMBER: 557-4075

DEPARTMENT: Bldg Supervisor

DOCUMENT SUBJECT: Permits

FROM: Moses Vanel

DEPARTMENT: City Manager

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SPECIAL INSTRUCTIONS TO RECIPIENT:

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LAW OFFICES OF
ERNEST L. HUNT, JR.
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VISTA, CALIFORNIA 92083-0969
TELEPHONE (619) 726-3038

December 6, 1989

Morris Vance
City Manager
CITY OF VISTA
P.O. Box 1988
Vista, CA 92083

Re: Interim Temporary Court Facilities

Dear Mr. Vance:

In order to facilitate the efforts of the City of Vista to provide short term solutions in connection with the North County Court proceedings, please be advised that the Breeze Hill Ranch Partnership is willing to entertain a proposal whereby the Breeze Hill Ranch Partnership would make available all or a portion of the finish graded property located at the northwest corner of the intersection of La Tortuga and Breeze Hill Ranch Road for the purpose of locating thereon temporary relocatable court rooms pending a determination of what is happening to Proposition A and pending the course of construction on either interim or down scale courtroom construction.

This site could be made available for immediate occupancy, and the Breeze Hill Ranch Partners would consider leasing it to the County of San Diego for the above purposes for a period of two or three years at a nominal rent of $1.00 per year.

I hope that this letter is adequate for your purposes in formulating a proposal.

Very truly yours,

Ernest L. Hunt, Jr.

Ernest L. Hunt, Jr.
ELH:dah