



**TERRA LAWSON-REMER**  
SUPERVISOR, THIRD DISTRICT  
SAN DIEGO COUNTY BOARD OF SUPERVISORS

**AGENDA ITEM**

**DATE:** May 18, 2021

**TO:** Board of Supervisors

**SUBJECT**

**ADVANCING CAPITAL IMPROVEMENT NEEDS ASSESSMENT PROJECTS IN DISTRICT 3 IN ALIGNMENT WITH COMMUNITY PRIORITIES, EQUITY, INCLUSION, AND YOUTH DEVELOPMENT (DISTRICT 3)**

**OVERVIEW**

On March 16, 2021, the Board of Supervisors unanimously approved Item 24: Aligning Capital Improvements Needs Assessment Projects in District 3 with Community Priorities, Equity, Inclusion, and Youth Development. This item identified several high-priority capital projects and community investments that would advance equity, inclusion, youth development, and arts and educational opportunities in the communities throughout District 3. The identified projects directly addressed long-standing and immediate community needs in racially and culturally diverse neighborhoods.

The item also directed the Chief Administrative Officer to pause implementation of two capital projects in District 3, including Capital Project 1023734, a project in District 3 that would acquire property for a program modeled after The Other Side Academy, and Capital Project 1023275, a project in District 3 that would acquire property to house operations for the organization Saved In America. Residents have expressed concern about both these projects, specifically their alignment with demonstrated community needs, and their alignment with equity, inclusion, and youth opportunity priorities.

Finally, the item directed County staff to conduct due diligence on the shortlist of alternative local projects and community investments that had been identified through community and stakeholder engagement. On May 3, 2021 County staff sent a memo to the Board of Supervisors detailing the results of their due diligence. Based on the results of this rigorous staff evaluation, today's item recommends redirecting the previously paused capital appropriations to advance a shortlist of capital projects and community investments that are more aligned with local District 3 needs and priorities and advance equity, youth opportunity, and recreational facility deficits in diverse communities.

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I urge my colleagues to join me in supporting this proposal.

**RECOMMENDATION(S)**

**SUPERVISOR TERRA LAWSON-REMER**

1. Direct the Chief Administrative Officer to cancel appropriations and related revenue of \$16,773,420.29 in the Capital Outlay Fund for Capital Project 1023734 Innovative Residential Rehabilitation Program (\$14,792,818.64) and Capital Project 1023275 Safe Shelter Group Home (\$1,980,601.65).
2. Direct the Chief Administrative Officer to establish appropriations totaling \$16,773,420 as follows:
  - a) Establish appropriation of \$3,650,000 in the Capital Outlay Fund to support the redevelopment of the Mira Mesa Youth and Community Center based on an Operating Transfer In from the General Fund. **(4 VOTES)**
  - b) Establish appropriations of \$715,000 in the Capital Outlay Fund to support the Los Peñasquitos Ranch Preserve based on an Operating Transfer In from the General Fund. **(4 VOTES)**
  - c) Transfer appropriations of \$3,000,000 within Finance-Other from Contribution to Capital Outlay Fund, Operating Transfers Out, to General Miscellaneous Expense, Other Charges, to support the redevelopment of a property in Escondido for a recuperative care/medical respite bed facility to provide recuperative care and temporary housing for individuals who are homeless or unstably housed.
  - d) Transfer appropriations of \$3,500,000 within Finance-Other from Contribution to Capital Outlay Fund, Operating Transfers Out, to General Miscellaneous Expense, Other Charges to support the replacement of the Camino Del Mar Bridge.
  - e) Transfer appropriations of \$1,980,000 within the Finance-Other from Contribution to Capital Outlay Fund, Operating Transfers Out, to General Miscellaneous Expense, Other Charges to support play structure and ballfield equipment replacement in Escondido.
  - f) Establish appropriations of \$3,928,420 in the Library Projects Fund to support the expansion of the 4S Ranch Library based on an Operating Transfer In from the General Fund. Include the remaining estimated construction costs in FY 2022-26 five-year plan within the Capital Improvements Needs Assessment. **(4 VOTES)**

**FISCAL IMPACT**

Funds for these requests are not included in the Fiscal Year 2020-21 Operational Plan. If approved, these requests will eventually result in one-time costs of an estimated \$19,895,000-\$22,895,000 based on Unassigned General Fund fund balance, \$16,773,420 of which would be made available in the current year through the cancellation of existing capital projects mentioned above. Ongoing costs of an estimated \$705,000 will be based on General Purpose Revenue and

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County Library Fund program revenue. There may be a change in net General Fund cost of at least \$500,000, and at least one additional staff year.

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

On March 16, 2021, the Board of Supervisors approved Item 24: Aligning Capital Improvements Needs Assessment Projects in District 3 with Community Priorities, Equity, Inclusion, and Youth Development. This item identified several high-priority capital projects and community investments that would advance equity, inclusion, youth development, and arts and educational opportunities in the communities throughout District 3. The identified projects directly addressed long-standing and immediate community needs in racially and culturally diverse neighborhoods.

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Finally, the item directed County staff to conduct due diligence on the shortlist of alternative local projects and community investments that had been identified through community and stakeholder engagement as better aligned with local District 3 needs and priorities and advancing youth opportunity and recreational facility deficits in diverse communities. On May 3, 2021 County staff sent a memo to the Board of Supervisors detailing the results of their due diligence. Based on the results of this rigorous staff evaluation, today's item recommends redirecting the previously paused capital appropriations in order to advance the following capital projects and community investments:

1. **Mira Mesa Epicentre Youth and Community Center:** this youth and teen focused arts and community center has been vacant since 2016 despite its ideal location across from Mira Mesa High School in a community with a growing population and a demonstrated recreational facility deficit. Mira Mesa has been identified by County staff as a target community for additional teen programming, like the Safe Destination Nights program, but this effort has been challenged by the shortage in appropriate facility space. Staff identified this site as the ideal location for additional programming due to its proximity to youth crime and high school dropout rates. Additionally, 87% of Mira Mesa High Schools students list

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themselves in a minority group, and 44% of the student populations are in an economically underserved family. This project will reactivate a critically important community and public space and improve youth services, access to opportunity, and public safety in the community. Acquisition and/or renovation of the Epicentre would allow the 8,000 SF community center to finally be reopened with a variety of youth-focused programming.

2. **Los Peñasquitos Ranch Preserve:** this area is one of the most heavily utilized recreational spaces in the Mira Mesa/Rancho Peñasquitos communities and is enjoyed by residents across the County. Development of an outdoor amphitheater would allow for increased educational programming, and the creation of trail bridges would allow for greater equity and accessibility for all County residents to utilize the trails and creek crossings.
3. **Recuperative Care/Medical Respite Bed Facility:** the formerly vacant motel at 555 Centre City Parkway is proposed for redevelopment into 54 post-hospitalization recuperative care beds that bridge the gap between hospital discharge and full recovery, providing housing, case management, and wrap-around services. There is a critical shortfall in recuperative care beds across the County, with fewer than 75 recuperative care beds compared to over 7,000 hospital beds.
4. **Camino Del Mar Bridge Replacement:** The Camino Del Mar Bridge (Bridge) over the San Dieguito River is structurally deficient, scour critical (foundation erosion), seismically and flood vulnerable, and hydraulically disruptive. The Project qualified for the Caltrans Eligible Bridge List and is eligible for 88.5% reimbursement from the Federal Highway Bridge Program with Caltrans oversight and approval.

The Bridge was built in 1932, widened in 1953, modified in 2001, and is at or beyond its planned life span. The Bridge has been widened and received incremental maintenance, but the harsh aquatic environments has resulted in delamination/deterioration of the concrete at multiple locations. Additional rehabilitation strategies were evaluated following extensive technical studies, including a retrofit plan, but that plan would require replacing most of the individual bridge elements at a greater overall cost. The new bridge will add bike lanes and sidewalks on both sides of the structure and will reduce impacts to the environmentally-fragile wetland and improve the hydrology of the San Dieguito River.

5. **Play Structure and Ballfield Equipment Replacement at Multiple Park Locations in Escondido:** replacement of permanent play equipment that has exceeded its life span and is beyond the product life of replacement parts, including swings, slides, shade equipment, ballfield fence replacement, as well as smart irrigation controller replacements.
6. **4S Ranch Library Expansion:** the 4S Ranch facility has the highest circulation per square foot of any County library and serves a broad geographic and demographic clientele including the communities of 4S Ranch, Rancho Peñasquitos, and Black Mountain. The

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proposed expansion of a 2,000 SF community room would allow for cultural events and educational programming that cannot be accommodated in the existing facility. Cultural events like the Diwali celebration attract over 300 residents and currently can only be housed in the parking lot.

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

The requested action supports the Strategic Initiatives of Building Better Health, Living Safely, Sustainable Environments/Thriving and Operational Excellence, in the County of San Diego's 2020-2025 Strategic Plan. These projects help ensure that neighborhoods are safe for residents to live, work and play; support environments that foster viable, livable communities while bolstering economic growth; make it easier for residents to lead healthy lives while improving opportunities for children and adults; and provide the essential infrastructure to ensure superior delivery of services to our residents.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Terra Lawson-Remer', with a stylized flourish at the end.

TERRA LAWSON-REMER  
Supervisor, Third District

**ATTACHMENT(S)**

N/A

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**            Yes            No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**

     Yes            No

**PREVIOUS RELEVANT BOARD ACTIONS:**

March 16, 2021 (24) Aligning Capital Improvement Needs Assessment Projects in District 3  
with Community Priorities, Equity, Inclusion, and Youth Development

June 23, 2020 (19) Capital Improvement Needs Assessment Fiscal Years 2020/2021-2024/2025

June 25, 2019 (15) Tip the Scale: Transforming Investments in People

**BOARD POLICIES APPLICABLE:**

G-16 Capital Planning and Space Facilities

B-37 Use of Capital Program Funds

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

N/A

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

N/A

**ORIGINATING DEPARTMENT:** District 3, Board of Supervisors

**OTHER CONCURRENCE(S):**      N/A

**CONTACT PERSON(S):**

Jeff Yuen  
\_\_\_\_\_  
Name  
619-531-6189  
\_\_\_\_\_  
Phone  
Jeffrey.yuen@sdcounty.ca.gov  
\_\_\_\_\_  
E-mail

Gary Rotto  
\_\_\_\_\_  
Name  
619-531-5533  
\_\_\_\_\_  
Phone  
Gary.rotto@sdcounty.ca.gov  
\_\_\_\_\_  
E-mail