

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, JULY 17, 2024**

MINUTE ORDER NO. 7

**SUBJECT: APPROVAL OF LEASE AGREEMENT FOR THE DEPARTMENT OF PARKS
AND RECREATION FOR THE REHABILITATION, OPERATION AND
MAINTENANCE OF THE MIRA MESA EPICENTRE, AND RELATED CEQA
EXEMPTION (DISTRICT: 3)**

OVERVIEW

In 2021, the County of San Diego (County) Board of Supervisors (Board) directed the Department of Parks and Recreation (DPR) to negotiate an agreement with the City of San Diego (City) to launch a capital project to rehabilitate the Mira Mesa Epicentre, located at 8450 Mira Mesa Boulevard, San Diego, California (Property), as a County-operated community center offering programs, activities, classes, and events that benefit residents of all ages, interests and abilities, with a special focus on youth and teens.

To best serve the community of Mira Mesa, facility users' feedback on the future facility's design and programming was collected through engagement with community members during community meetings and events, and surveys over the past three years. The Property will be leased to the County by the City for a term of 45 years. The County will refurbish and operate a portion of the Property as an open recreation center for youth, with programs to be offered that reflect the preferences of the community, including tutoring, mentoring, career counseling, performing and visual arts, gardening, cooking, various recreational classes, rentable space for meetings and events, and intergenerational programs. Design features of the facility will include the community's preference for a lounge area, game tables and consoles, workstations and a homework area, a music room, fitness equipment, a stage, a demonstration kitchen, and a multi-purpose space. Preferred exterior amenities include central gathering areas, open turf areas, garden areas, and outdoor sport courts. Over \$1 million of the total project budget of \$10.5 million committed by the County has been encumbered toward the public outreach, conceptual design, and the construction documents needed to implement the community-driven amenities desired at the facility as well as the building's full refurbishment. These funds were committed in Fiscal Year (FY) 2020-21 through Board direction (\$3.65 million), FY 2022-23 through the adopted Operational Plan (\$4.35 million) and FY 2024-25 through the adopted Operational Plan (\$2.5 million). The facility is anticipated to open in FY 2025-26.

Today's request is for the Board's approval of the lease agreement negotiated between the City and County, necessary CEQA determination, and authorization for staff to execute the lease agreement contingent on the County being in a position to commence the rehabilitation project. Staff is recommending that execution of the long-term lease be authorized contingent on completion of due diligence, coordination of a Shared Use agreement, permit processing and issuance, utility location, and readiness of County to take possession of and secure the lease premises, as described in the Background section. After the lease agreement is signed, the County will take responsibility for securing and maintaining the premises and will have the right to rehabilitate, operate, and maintain the Mira Mesa Epicentre during the 45-year lease term. The Mira Mesa Epicentre will then be rehabilitated by the County and operated as a youth-focused community center that supports the community's preferred programming needs and serves as headquarters for the county-wide San Diego/Safe Destination Nights (SD Nights) program.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed lease agreement, rehabilitation, and operation of the Mira Mesa Epicentre is exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301, 15302, and 15304 of the CEQA Guidelines (Attachment A).
2. Approve and authorize the Director, Department of General Services, in consultation with the Director, Department of Parks and Recreation, to execute the proposed lease agreement for 8450 Mira Mesa Boulevard, San Diego, California following (a) completion of Due Diligence, (b) progress in negotiating a Shared Use agreement with the City and (c) the County achieving Construction Ready status for the rehabilitation project, as specified in the Background section.

EQUITY IMPACT STATEMENT

Investing in today's youth who will become tomorrow's leaders is a high priority for the County of San Diego Department of Parks and Recreation (DPR) and the San Diego/Safe Destination Nights (SD Nights) program. The rehabilitation and operation of the Mira Mesa Epicentre would activate a highly visible public space and improve public safety in the community. The facility will serve as headquarters for DPR's SD Nights program and regional teen center hub, in which staff coordinate events for teens in urban areas to keep them engaged in safe activities during critical hours. The Mira Mesa Epicentre will operate with the intention of diverting youth away from potentially negative behaviors by bringing them into a positive environment that equips them with social, physical, and educational tools that can help them lead healthy and productive lives.

SUSTAINABILITY IMPACT STATEMENT

The approval of the lease agreement contributes to many of the County's Sustainability Goals: providing just and equitable access by improving the layout and wayfinding of the building to accommodate diverse physical and mental abilities; transitioning to a green, carbon-free economy by reducing the building's energy demand by 50%; protecting health and well-being by providing natural daylight, enriching landscaping, and using non-toxic materials; protecting water; protecting ecosystems, habitats, and biodiversity; and reducing pollution and waste. The rehabilitation of the Mira Mesa Epicentre will provide community members and teenagers access to a safe and positive environment that promotes health and well-being through various programming opportunities including mentoring, career counseling, performing and visual arts, gardening, cooking, recreational classes, and intergenerational programs.

Because the Mira Mesa Epicentre is an existing facility within an already urban environment, it will support sustainable land use practices. Its location is in proximity to the Mira Mesa Community Park, Senior Center, Library, and Mira Mesa High School and is surrounded by residential and commercial uses. The central location of the facility and location to nearby public transit allows for multi-modal accessibility. Additionally, the facility will be rehabilitated to meet the latest California Green Building Standards and will strive to meet net-zero energy goals in-line with both the City of San Diego's and County's greenhouse gas emission reduction goals.

FISCAL IMPACT

Funds for the rehabilitation project are included in the Fiscal Year (FY) FY 2024-25 Operational Plan in the Capital Outlay Fund for Capital Project 1024823 Mira Mesa Epicentre Youth and Community Center. Total rehabilitation project costs and revenue are \$10.5 million. The funding sources are General Fund fund Balance (GFFB) (\$8.0 million) and General Purpose Revenue (GPR) (\$2.5 million). There will be no change in net General Fund cost and no additional staff years.

Funds for the lease are included in the FY 2024-25 Operational Plan of the Department of Parks and Recreation (DPR). If approved, this lease agreement will result in costs and revenue of approximately \$1 per calendar month in base rent. Total lease costs and revenue are \$12 in FY 2024-25, and total of \$540 for the term of the 45-year lease. The funding source is DPR GPR. There will be no change in net General Fund cost and no additional staff years.

Upon completion of the project, the initial purchase of minor equipment and start-up costs are estimated at \$100,500. Ongoing operations are estimated at \$518,985 annually, which will include an estimated \$202,694 for two additional full-time staff, programming costs, facility maintenance, and utilities. The facility is projected to open in FY 2025-26, and these costs will be included in future Operational Plans starting in FY 2025-26. The funding source will be DPR GPR and park user fee revenue.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors took action as recommended, on Consent.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: Vargas

State of California)

County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER

Clerk of the Board of Supervisors



Signed

by Andrew Potter

