



DIANNE JACOB
SUPERVISOR, SECOND DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

AGENDA ITEM

DATE: October 16, 2001

TO: Board of Supervisors

SUBJECT: Ramona Intergenerational Community Campus – Authorization to Negotiate Options (District: 2)

SUMMARY:

Overview

The community of Ramona has been working on the concept of an intergenerational community campus since October of 1999. Since that time, much progress has been made. On May 15, 2001 (10), the Board directed the Chief Administrative Officer to work with the Ramona Intergenerational Community Campus Steering Committee to identify an acceptable site, between 3 and 20 acres that would accommodate a new community library and senior center as well as future facilities.

As a result of that direction, an investigation was performed and a preferred site has been selected. This item authorizes the Chief Administrative Officer to negotiate option agreements for the preferred site, perform due diligence studies and return to the Board for approval of the agreements, should negotiations be successful.

Recommendation(s)

SUPERVISOR JACOB:

1. Establish appropriations of \$70,000 in the County Library Fund for the Ramona Intergenerational Community Campus (Org 5002, Account 6310, Task 310, Activity 727039), based on available fund balance (4 Votes).
2. Cancel appropriations in the amount of \$70,000 in the Department of Housing and Community Development Special Revenue Fund (Org 5252, Account 2340) and Related CDBG Revenue (Org 5252, Account 9683) for the Ramona Senior Center Improvements Project.
3. Approve and authorize the reallocation of \$70,000 in the Community Development Block Grant Funds from the FY 1998-1999 Senior Center Improvement Project to the new FY 2001-2002 Ramona Intergenerational Campus Predevelopment Project.
4. Approve and authorize CDBG funding contingent upon the completion of environmental review and processing pursuant to the National Environmental

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Policy Act.

5. Authorize the publication of the required "Notice to the Public of Request for the Release of Funds" for the Ramona Intergenerational Campus Predevelopment Project as per the National Environmental Policy Act, authorize the Chairman of the Board of Supervisors to execute the Request for Release of Funds and Certification, and direct staff to transmit the request to the U.S. Department of Housing and Community Development upon completion of any mandatory waiting period.
6. Establish appropriations in KA2987 Ramona Intergenerational Community Campus Land Acquisition in the amount of \$160,000 based on \$70,000 operating transfer from the County Library Fund, \$70,000 from Community Development Block Grant Funds, and \$20,000 from fund balance based on cancellation of a prior year Auditor's encumbrance for the RICC project (4 Votes).
7. Authorize the Department of General Services to enter into negotiations with the owners of the preferred site for accommodating a new community library and senior center as well as future facilities.
8. Authorize the Department of General Services to conduct appraisals and site due diligence studies as necessary.

Fiscal Impact

Funds for this request are not budgeted. The funding source is \$70,000 from District 2 CDBG funds, \$20,000 from District 2 Community Projects, and \$70,000 from District 2 Library Fund Balance. If approved, the recommendations will result in an estimated cost of \$160,000 in FY2001/2002 for appraisals, due diligence, staff costs, and option payments. This request will require the addition of no staff years.

Business Impact Statement

N/A

Advisory Board Statement

The Ramona Friends of the Library and the Ramona Intergenerational Community Campus Steering Committee has participated in site election and are supportive of the site and concept of a Ramona Intergenerational Community campus, which includes a new, larger library and senior center.

BACKGROUND:

As part of my January 2000 State of the County Address, I set as a priority the need to create more opportunities to link seniors with children in our communities. I believe youth and seniors can learn from each other and have initiated programs to foster those relationships.

The community of Ramona developed a highly successful intergenerational mentoring program "Bridging the Gap" and presented a plan for a public/private partnership to create an

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intergenerational community campus in Ramona. Prospective occupants would include County facilities such as a new library and senior center. Other related private facilities could include childcare, teen center, health clinic and other such programs.

On May 15, 2001, the Board authorized the Chief Administrative Officer to work with the RICC Steering Committee to locate alternative sites for an intergenerational campus to accommodate a new library, senior center and future facilities. The direction was to identify an acceptable site between 3 and 20 acres that would accommodate these facilities.

In response to that direction, the Department of General Services conducted a site search. The search area was determined in discussion with chairs of the RICC Steering Committee, the Ramona Community Planning Group and other County departments. Eight sites were reviewed for acceptable size and location for the RICC facility. After review and analysis of the sites a consensus was reached by the community, represented by the RICC Steering Committee, Ramona Planning Group, Ramona Chamber of Commerce, Friends of the Library, Boys & Girls Club, Senior Center and Head Start. The preferred site on Main Street, a 22-acre site between 12th and 14th Streets, with possible future related development across the creek to the north.

Today's request is to authorize the Chief Administrative Officer to conduct appraisals, due diligence, as well as negotiate with the property owners to obtain option agreements. The option agreements would secure the purchase price of the properties and allow the appropriate prerequisite due diligence studies of the properties to be completed before purchase of the properties. Due diligence would include geotechnical, environmental, and schematic design studies. Preliminary costs to cover appraisals, due diligence, option considerations and administration are estimated at \$160,000. Should negotiations be successful, the option agreements will be brought back to the Board for approval and identification of additional funding required for the purchases.

I urge your support of this community based project.

Respectfully submitted,

DIANNE JACOB
Supervisor, Second District

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AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

| | | |
|---|------------------------------|------------------------------|
| COUNTY COUNSEL REVIEW | <input type="checkbox"/> Yes | |
| Written Disclosure per County Charter Section 1000.1 Required | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| GROUP/AGENCY FINANCE DIRECTOR | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| CHIEF FINANCIAL OFFICER | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Requires Four Votes | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| COUNTY TECHNOLOGY OFFICE | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| DEPARTMENT OF HUMAN RESOURCES | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |

Other Concurrence(s):

ORIGINATING DEPARTMENT: District 2

CONTACT PERSON(S):

Alan Pentico

Name

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Phone

Fax

Mail Station

E-mail

Name

Phone

Fax

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E-mail

AUTHORIZED REPRESENTATIVE: _____

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AGENDA ITEM INFORMATION SHEET
(continued)

PREVIOUS RELEVANT BOARD ACTIONS:

BOARD POLICIES APPLICABLE:

BOARD POLICY STATEMENTS:

CONTRACT NUMBER(S):

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FISCAL IMPACT STATEMENT

DEPARTMENT:

PROGRAM:

PROPOSAL:

| | (a) | (b) | (c) | FUTURE YEARS ESTIMATED BUDGET OF PROPOSAL IF ADOPTED | |
|----------------------------------|------------------------------------|---|---|--|----------------------------------|
| | Budgeted Amount For Proposal | Proposed Change in Budgeted Amount | Proposed Revised Current Year Budget (a+b) | (d) 1st Subsequent Year | (e) 2nd Subsequent Year |
| Direct Cost | | | | | |
| Revenue/Other Offset | | | | | |
| NET GENERAL FUND COST | | | | | |
| Staff Years | | | | | |

Sources of Revenue/Other Offset for Proposed Change and Subsequent Years:

Space-Related Impacts: Will this proposal result in any additional space requirements? Yes N/A

Support/Other Departmental Impacts: Yes N/A

Remarks: Yes N/A