



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

**AGENDA ITEM**

**DATE:** January 24, 2006  
**TO:** Board of Supervisors  
**SUBJECT:** Supporting the YMCA in Rancho San Diego (District: 2)  
**SUMMARY:**

**Overview**

The community of Rancho San Diego is in dire need of recreational opportunities for both kids and adults that live in the area. Fortunately, the East County Family YMCA is working on building the McGrath Family YMCA in Rancho San Diego.

The McGrath Family YMCA property is adjacent to a County owned parcel that remains vacant. The County parcel, which is 1.72 acres, was intended to be used as the location for a new Sheriff station to serve Rancho San Diego, Spring Valley and Jamul. After much analysis, the County parcel has been deemed inadequate for the construction of a Sheriff station. There are ingress and egress problems and it has been determined that the new station would need 3-5 acres of land. Therefore the county is pursuing sites for locating a Sheriff station.

Because the County will not be utilizing the property for building a Sheriff station, an opportunity exists for the property to be used by the YMCA to better suit the needs of the community. Rather than having deficient facilities in a confined area, the additional land will make room for an aquatics center, a health and fitness center, a youth and teen center, an indoor playground and a child watch center.

If this action is approved, a lease agreement would be executed with the East County Family YMCA in order to provide 1.72 acres of County land for the McGrath Family YMCA facility in Rancho San Diego. In the spirit of the County's commitment to improving the health and quality of life of San Diego County residents, the lease agreement will be for \$1 a year for 50 years.

**Recommendation(s)**

**SUPERVISOR JACOB:**

1. Authorize the Director of Department of General Services to execute a Lease Agreement with the East County Family YMCA for \$1 a year for 50 years.
2. Waive Board Policies B-29 and F-51 pertaining to department responsibility for cost recovery and market rate leasing of County real property.
3. Declare the 1.72 acre parcel (County Parcel #99-0059-A) surplus to County needs.

**Fiscal Impact**

The County will be receiving \$1 annually from the lease agreement.

**Business Impact Statement**

N/A

**Advisory Board Statement**

N/A

**BACKGROUND:**

The community of Rancho San Diego is in dire need of recreational opportunities for both kids and adults that live in the area. Fortunately, the East County Family YMCA is working on building the McGrath Family YMCA in Rancho San Diego. The first phase of the project is currently under way, which includes a multi-purpose ball field, a soccer arena and outdoor basketball court.

The McGrath Family YMCA property is adjacent to a County owned parcel that remains vacant. The County parcel, which is 1.72 acres, was intended to be used as the location for a new Sheriff station to serve Rancho San Diego, Spring Valley and Jamul. After much analysis, the County parcel has been deemed inadequate for the construction of a Sheriff station. There are ingress and egress problems and it has been determined that the new station would need 3-5 acres of land. Therefore, the County is currently pursuing other sites for locating a Sheriff station.

An opportunity exists for the property to be used by the YMCA to better suit the needs of the community. The land that is currently owned by the YMCA is not sufficient for everything that is needed in the second phase of the project. Rather than having deficient facilities in a confined area, the additional land will make room for an aquatics center, a health and fitness center, a youth and teen center, an indoor playground and a child watch center.

The County parcel has a deed restriction that allows only for a law enforcement or library facility to be built on it. The deed restriction was part of the sale of the property from

Vestar, the developer of the Rancho San Diego Towne Center. Vestar would need to be approached about modifying the deed restriction so that recreational facilities may be constructed on the land. Given the fact that Vestar donated land to the YMCA and is supportive of their project, modifying the deed restriction should not be a problem.

If this action is approved, a lease agreement would be executed with the East County Family YMCA in order to provide 1.72 acres of County land for the McGrath Family YMCA facility in Rancho San Diego. In the spirit of the County's commitment to improving the health and quality of life of San Diego County residents, the lease agreement will be for \$1 a year for 50 years. I urge your support.

Respectfully submitted,

DIANNE JACOB  
Supervisor, Second District

**AGENDA ITEM INFORMATION SHEET**

**CONCURRENCE(S)**

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

**Other Concurrence(s):**

**ORIGINATING DEPARTMENT:**

**CONTACT PERSON(S):**

Jeff Collins

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_