



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: June 16, 2005 REPORT NO. 05-147

ATTENTION: Honorable Mayor and City Council
Docket of June 20, 2005

SUBJECT: 2002 Resources Bond Per Capita Allocation

REFERENCE: Council Resolution R-298699, dated December 8, 2003

SUMMARY

Issue(s)

1. Should the City Council authorize the allocation of \$1,837,570 of 2002 Resources Bond capital funding for purposes of stabilizing, rehabilitating, and reconstructing the Museum of Art, Museum of Man and the Casa del Prado historic facade ornamentation in Balboa Park Regional Park (CIP 21-855.0)?
2. Should the City Council authorize the allocation and expenditure of \$700,000 of 2002 Resources Bond capital funding for purposes of preserving the Old Mission Dam in Mission Trails Regional Park (CIP 20-100.3)?
3. Should the City Council approve the allocation and expenditure of \$20,000 to the San Diego Archeological Center project?

Manager's Recommendation(s)

1. Recommend the City Council approve the allocation for purposes of stabilizing, rehabilitating and reconstructing the Museum of Art, Museum of Man and the Casa del Prado historic facade ornamentation in Balboa Park Regional Park (CIP 21-855.0).
2. Recommend the City Council approve the allocation and expenditure for purposes of preserving the Old Mission Dam in Mission Trails Regional Park (CIP 20-100.3).
3. Recommend the City Council approve the allocation and expenditure for the San Diego Archeological Center project.

Fiscal Impact

Funds in the amount of \$2,557,570 are available from the City of San Diego's allocation of 2002 State Resources Bond "Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Act of 2002 (bond)".

BACKGROUND

In March 2002, California voters approved Proposition 40, the \$2.6 billion 2002 State Resources Bond "Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Act of 2002 (bond)". On December 8, 2003, the Mayor and City Council approved Resolution R-298699, which included a distribution of the \$11,063,430 Per Capita/RZH Per Capita funds to each council district, with a portion of the funding set aside for projects with citywide and regional impact. In particular, the Mayor was allotted \$1,160,784 of citywide funds and \$2,488,786 of regional funds, for a total of \$3,649,570, to be authorized for expenditure; and, it is the balance of these funds that are the major subject of this City Manager's Report.

During the FY 2005 budget process, seven pools were slated to be closed during the winter months. The Mayor volunteered to use \$895,000 of his discretionary RZH Per Capita funding (\$562,516 regional + \$332,484 citywide = \$895,000) to keep the seven (7) pools slated for closure for 3 ½ months open during Fiscal Year 2005. This was a one time restoration that the Mayor and City Council approved on November 8, 2004. In addition, the Mayor and City Council have previously approved the use of \$400,000 of the regional allocation to construct the Balboa Park-Veterans Memorial Garden, which is under construction and will be complete in November 2005. The Mayor has also set aside and wishes to authorize and expend \$17,000 for the San Diego Archeology Center. After these actions, a total of \$2,337,570 is left to be authorized.

In addition to the aforementioned funding, a six million dollar direct grant, known as the CA Cultural and Historical Fund of the 2002 Resources Bond, was given to the City of San Diego in December 2002, with the purpose of constructing historic and cultural improvements in Balboa Park. The projects that received funding and their status are as follows:

- Reconstruction of the West Arcade – Complete by Summer 2005, Received \$1,850,000 of \$6,000,000 grant
- Construction of the Veteran's Memorial Garden – Complete by November 2005, Received \$1,000,000 of \$6,000,000 grant
- Rehabilitation and Reconstructing of the Museum of Art Historic Facade Ornamentation*
- Rehabilitation and Reconstructing of the Museum of Man/California Tower Historic Facade Ornamentation*
- Rehabilitation and Reconstructing of the Casa del Prado Historic Facade Ornamentation*

*All of the three Historic Facade Ornamentation projects have recently had a detailed inspection, testing, analysis and a draft technical report completed. Cost estimates to complete long term solutions to the deteriorating historic facade ornamentation projects as outlined in the technical report are higher than the amount remaining from the six million dollar grant which is \$2,650,000 (\$6,000,000 Total Grant Amount – \$1,000,000/Veterans Memorial Garden - \$1,850,000 West Arcade Reconstruction - \$500,000 technical study and consultant costs = \$2,650,000 Remaining).

The City has entered into contracts with the State of California for both of these funds, the 2002 Resources Bond and the CA Cultural and Historical Fund of the 2002 Resources Bond. There are deadlines to spending both grants with the most immediate one being the CA Cultural and Historical Fund of the 2002 Resources Bond (deadline of December 2007). Because projects typically take many years to complete from design through construction, time is of the essence to complete programming of both funding sources so that projects can commence and complete per the state guidelines.

DISCUSSION

While specific projects were not originally identified at the time of the 2002 Resources Bond distribution, staff recommended the Mayor and City Council use the funds to address the essential areas of park safety, deferred maintenance, acquisition of park land, or the development of park facilities located in community areas with park deficiencies with an emphasis on “finishing projects already in process,” where possible. The overall emphasis of the proposed projects was to limit operating impacts to the City’s general fund. In keeping with this approach, this report recommends that the Mayor’s remaining 2002 Resource Bond funds in the amount of \$1,737,570 be allocated to the Balboa Park Historic Facade Ornamentation Projects and \$600,000 be allocated to the Old Mission Dam for reasons outlined below.

Balboa Park Regional Park

Balboa Park Regional Park is considered one of the Crown Jewels of San Diego and was established in 1868 as a City Park. The Trust for Public Lands recently published it as one of the best parks in the world. Over twelve million visitors annually come to Balboa Park to see its historic museums, gardens and breathtaking architecture all of which is within a National Historic Landmark zone. The 200 foot California Tower, built in 1915 for the Panama-California Exposition, is viewed as a major icon of San Diego. This year marks the 90th anniversary of the Panama-California Exposition. The tower’s facade is adorned with Spanish Colonial ornamentation which includes statues of famous early Californians, including George Vancouver, and Franciscan Father Junipero Serra. Balboa Park, with its many educational institutions and museums, is a tremendous asset to the City of San Diego.

Balboa Park also requires constant maintenance attention. Park and Recreation Department staff works diligently to provide high quality “routine” maintenance and operations. However, the deferred maintenance of the park is always a challenge. Over the years, the House of Charm, House of Hospitality, and Casa del Prado buildings were

either replaced or restored; the Botanical Garden Building was painted and refurbished; the Spreckels Organ Pavilion currently has over \$1,000,000 worth of electrical upgrades being completed this summer; the Aerospace Museum just had its large three level roof improvements completed; and, sewer lateral replacements are being done in phases as funding allows. There are tremendous deferred needs in the park of which San Diego has been the recipient of many outside grants to complete.

The aforementioned CA Cultural and Historical Fund of the 2002 Resources Bond was a tremendous gift and the result of many individuals lobbying on behalf of Balboa Park. It provided for two projects to be completed, as noted above, and the ability to use the remaining funding of \$3,150,000 on reconstructive and/or preservation efforts to occur. However, the \$3,150,000 is not enough to complete all the long term efforts for the Museum of Man/California Tower, the Museum of Art, and short term fixes for the Casa del Prado; additional funds in the amount of \$2,300,000 are necessary.

A technical report was commissioned upon receiving the CA Cultural and Historical Fund of the 2002 Resources Bond. Heritage Architecture and Planning was hired to perform a comprehensive investigation into the condition of the subject facades. Evidence concludes that the short term fixes done throughout the years have already met their useful lives and new measures need to be taken. Sadly enough it has been discovered that some historic facade ornamentation assets have already been lost and need to be reconstructed. In other cases, if the proposed long term solutions are done relatively soon, preservation will be achievable. If not, reconstruction will need to be done for all the historic facade ornamentation. This is not only more costly; but more tragically, the historic cultural fabric will be lost forever.

The Mayor has identified \$1,737,570 of the 2002 Resources Bond to be allocated and expended for this purpose. Councilmember Atkins has also set aside \$100,000 of Council District 3's 2002 Resources Bonds for this purpose. Therefore, the additional amount of money being allocated to this project is \$1,837,570. Although this may not cover the entire project, the work will be prioritized based first and foremost upon public safety, and secondly, the protection of historic assets; leaving lower priority needs for future grant and funding endeavors. Parts of the project will be done with additive alternatives, and it is hoped that the Museums/Institutions will contribute to the project.

Old Mission Dam

The Old Mission Dam project will preserve historic Old Mission Dam located in the 5,800 acre Mission Trails Regional Park. The Old Mission Dam is a National Historic site and represents a significant contribution to the early development of San Diego history and a permanent change to the existing way of life in the region. Constructed of cobblestone and cement, the Old Mission Dam was the first major irrigation engineering project on the Pacific Coast of the United States. The dam was completed in 1817 by the priest and Indians of the San Diego Mission. Its aqueduct and flume extended about five miles to the Mission of San Diego de Alcalá. Water was impounded by the dam and released as needed for the fields around the mission and for milling and domestic use;

thereby, providing an assured supply throughout the year. The dam is credited by many California water resources professionals as an engineering marvel that made San Diego possible.

The Old Mission Dam is a gravity dam with a central overflow spillway. The silt behind the dam has filled up to the point where there is very little water impounded behind the dam. There is a major concern that the combination of the accumulation of silt and vegetation growth behind the dam is jeopardizing the structural integrity of the dam.

The Old Mission Dam project is currently funded with \$169,500 of Environmental Growth Funds (EGF). Design is 80% done, and the total project cost including construction is estimated to be approximately \$869,500. The preservation cost itself is minimal; however, the mitigation costs for working in the wetland area are estimated to be about \$300,000. The Mayor has identified \$600,000 of the 2002 Resources Bond to be allocated and expended for this purpose. In addition, \$100,000 of Councilmember Madaffer's 2002 Resources Bonds has also been set aside which, upon approval by City Council closes the gap for the project to be completed.

San Diego Archeological Center

The Mayor wishes to allocate \$17,000 of the remaining 2002 Resources Bond to the San Diego Archeological Center located in the community area of San Pasqual Valley and within the San Dieguito River Park. Councilmember Maienschein wishes to match with 2002 Resources Bond funds in the amount of \$3,000, for a total of \$20,000 in allocations.

RECOMMENDATION

1. Recommend the City Council approve the allocation for purposes of stabilizing, rehabilitating and reconstructing the Museum of Art, Museum of Man and the Casa del Prado historic facade ornamentation in Balboa Park Regional Park (CIP 21-855.0).
2. Recommend the City Council approve the allocation and expenditure for purposes of preserving the Old Mission Dam in Mission Trails Regional Park (CIP 20-100.3).
3. Recommend the City Council approve the allocation and expenditure for the San Diego Archeological Center Project.

ALTERNATIVE(S):

1. Modify the recommendations as City Council requests.

This report is hereby submitted for your review, approval and/or modifications. If you have any further questions or concerns, please call April Penera at 619-525-8222 or email her at apenera@saniego.gov.

Respectfully Submitted by:

Approved by:

April Penera, P.E.
Deputy Director
Park Planning and Development Division
Park and Recreation Department

Ellen Oppenheim
Deputy City Manager
City Manager's Office

AP:EO:ap