



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: April 14, 2015 REPORT NO: 15-023  
ATTENTION: Honorable Members of the City Council  
SUBJECT: Amendments to Park and Recreation Department Fiscal Year 2015  
Capital Improvements Program Budget  
REFERENCE: City of San Diego Fiscal Year 2015 Adopted Budget

REQUESTED ACTION:

Authorize new project creation, project renaming, funding allocations, and funding transfers for a variety of park projects as described in the following report.

RECOMMENDED ACTION:

Approve actions as requested.

BACKGROUND:

Several Park and Recreation Department capital improvement projects require modifications such as increasing or decreasing appropriations, creating new projects to meet community needs including compliance with Americans with Disabilities Act (ADA), and ensuring maximum cash management by allocating available funds to appropriate projects. In late 2014 and early 2015, the Department identified potential project allocations from Development Impact Fees (DIF), Regional Park Improvement Fund (RPIF), developer contribution funds, and a variety of other, smaller funds via the Capital Improvements Program Review and Advisory Committee (CIPRAC). These allocations were approved at the CIPRAC meetings of November and December 2014, and they are now presented to the City Council for consideration.

SUMMARY:

Several Park and Recreation Department capital improvement projects require modifications in Fiscal Year 2015 such as increasing or decreasing appropriations, creating new projects to meet

community needs including compliance with Americans with Disabilities Act (ADA), and ensuring maximum cash management by allocating available funds to appropriate projects. During fall 2014, the Department requested allocations from Development Impact Fees (DIF), Regional Park Improvement Fund (RPIF), developer contribution funds, and a variety of other, smaller funds via the Capital Improvements Program Review and Advisory Committee (CIPRAC). These allocations were approved by the Regional Park Oversight Committee on November 20, 2014; approved by CIPRAC at its meetings of November 20, 2014, and December 18, 2014; and presented to the Park and Recreation Board for its information and discussion on January 15, 2015.

## DISCUSSION

The Park and Recreation Department seeks authorization from the City Council for the following adjustments to the Fiscal Year 2015 Capital Improvements Program (CIP) for the following projects:

- Angier Elementary School Joint Use Improvements (S-00762)
- Balboa Park California Tower Seismic Retrofit (L-12003)
- Balboa Park Hall of Nations Foundation Reconstruction (ABT-00001/B-15068)
- Balboa Park West Mesa Comfort Station Replacement (S-15036)
- Charles L. Lewis III Memorial (Home Avenue) Neighborhood Park Development (S-00673)
- Coast Boulevard Walkway Improvements (S-15001)
- Crest Canyon Neighborhood Park (S-15005)
- Doyle Community Park ADA Improvements (S-15037)
- Ellen Browning Scripps Park Comfort Station Replacement (S-15035)
- Gamma Street Mini-Park ADA Improvements (S-15032)
- Golf Course Drive Multi-Purpose Pathway (S-15040)
- Hickman Field Athletic Area Improvements (S-00751)
- Junipero Serra Museum ADA Improvements (S-15034)
- Keiller Neighborhood Park ADA Improvements (S-15030)
- La Jolla Parkway Open Space Erosion and Brow Ditch (AGE-00001/B-10089)
- Olive Grove Community Park ADA Improvements (S-15028)
- Palisades Park Comfort Station Replacement (S-10026)
- Paradise Senior Center Improvements (S-15002)
- Robert Egger Sr./South Bay Community Park ADA Improvements (S-15031)
- Rolando Park Elementary School Joint Use Improvements (S-15029)
- San Ysidro Community Park ADA Improvements (S-15033)
- Skyline Hills Community Park ADA Improvements (S-15038)
- Sunset Cliffs Natural Park Hillside Improvements (S-10091)
- Torrey Pines Golf Course – North Course Improvements (S-14019)
- University Village Neighborhood Park Tot Lot (S-13005)

- Wightman Street Neighborhood Park Development (S-00767)

Staff also requests a name change for the project S-15003, Mid-City Skate Park to Park de la Cruz Improvements to reflect a larger project scope than originally anticipated.

This report also identifies three projects that have been approved by the Regional Park Improvement Fund Oversight Committee for allocation in Fiscal Year 2016:

- Junípero Serra Museum ADA Improvements (S-15034)
- La Jolla Parkway Open Space Erosion and Brow Ditch (AGE-00001/B-10089)
- Mohnike Adobe and Hay Barn Restoration (S-13008)
- Sunset Cliffs Natural Park Drainage Improvements, Phase 1 (L-14005)

Accounting information and requested actions are listed in Attachment 1. The exact nature of recommended changes to each project is described in the report and is summarized in Attachment 2, Summary Chart of Amendments to Park and Recreation Department's Fiscal Year 2015 Capital Improvements Program Budget and Attachment 3, Summary Chart of Fiscal Year 2015 and Anticipated Fiscal Year 2016 Allocations of RPIF. A copy of the November 2014 Report to the RPIF Oversight Committee is provided in Attachment 4.

#### **FUNDING SOURCES:**

These proposed project allocations involve the use of multiple funding sources. Each of these funding sources is described below, and Attachment 2 provides a list of funding sources with the proposed capital project amendments:

- Antenna Lease Revenue Fund (Fund 200324) site access fees are collected in accordance with Council Policy 600-43 and are deposited into a special fund to be used primarily to benefit the parks within which a wireless facility is located.
- Developer Funds are collected on an ad-hoc basis and are usually related to a specific development and collected for a specific project or series of projects in a given community planning area.
- Development Impact Fees (DIF) are collected to mitigate the impact of new development through provisions of a portion of the financing needed for public facilities identified in the Public Facilities Financing Plan (PFFP) and to maintain existing levels of service for a community planning area.
- Environmental Growth Funds (EGF) are collected in accordance with City Charter Section 103.1a. One-third of the EGF shall be used for the purpose of preserving and enhancing the environment and shall be allocated to operations and maintenance costs. Two-thirds of the EGF shall be used exclusively to pay principal and interest on bonds of

any nature issued for the acquisition of open space lands. If there are no outstanding bonds or if two-thirds of the monies paid into the EGF exceed the amount necessary to service any outstanding bonds issued for the above purposes in any fiscal year, then those monies shall be used exclusively for the purpose of preserving and enhancing the environment of the City in whatever manner is deemed appropriate by the City Council. San Diego Municipal Code Section 63.30 provides further direction regarding the use of EGF for open space maintenance, including litter removal and control, provide matching funds for acquiring open space in cooperation with other private or governmental entities, and regional park maintenance.

- Federal Emergency Management Administration (FEMA) Pre-Disaster Mitigation Program is a grant opportunity currently being requested by the Park and Recreation Department for the California Tower Seismic Retrofit in Balboa Park. FEMA earmarked \$1.0 million in Hazard Mitigation Assistance funding to be received by the City through its Pre-Disaster Mitigation grant program. Receipt of this funding depends on the City's ability to identify an applicable pre-disaster mitigation project and submit a qualifying application. The Pre-Disaster Mitigation Program provides funds to communities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. Earthquake mitigation is identified as one of the eligible categories for this grant funding, and the Department has received preliminary confirmation from FEMA to move forward with the grant application.
- The General Fund is the City's main operating fund that pays for basic City services that use most of the City's tax revenue, such as public safety, parks, and library services. The General Fund is also supported by fees from licenses and permits, fines, and investment earnings.
- Golf Course Enterprise Fund was established in Fiscal Year 1992 and funds the three (3) municipally-operated golf complexes: Balboa Park, and Mission Bay, and Torrey Pines. The Golf Enterprise Fund is a separate, interest-bearing account established for golf operations, similar to a private business enterprise. All revenues derived from the course go to operation, maintenance, and improvement of the courses.
- Park and Recreation Grant Match Funding is an Annual Allocation project (AGF-00001) that provides \$210,261 in General Fund grant matching. These funds are especially useful for designing projects and applying for grants that do not provide for design and permitting costs such as CDBG. The project intended for these funds – Skyline Community Park ADA Improvements – would be a future CDBG application after design and permitting is completed.
- Park Service District (PSD) funds are older development-related funds intended for park purposes. These funds are no longer collected, as DIF and FBA are among funding

alternatives for funding public facility infrastructure including parks. Staff is working to expend and close these funds.

- Regional Park Improvement Fund (RPIF) is one of two capital improvement project funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund (MBPIF). The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, Fiscal Year 2010. Per the Charter, the RPIF received after this date is derived from the first \$2.5 million available or 25%, whichever is greater, of the excess revenue received over a threshold amount of \$23 million in Mission Bay leasehold revenues. The first \$23 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose. The threshold amount drops to \$20.0 million beginning in Fiscal Year 2015. In Fiscal Year 2014, RPIF received \$2.5 million per City Charter distribution thresholds. Based on recent history and the lowering of the \$23.0 million threshold to \$20.0 million this fiscal year, it is anticipated the RPIF will receive \$2.5 million from the Fiscal Year 2015 revenues. A small amount of pre-2009 RPIF that does not fall under Charter Section 55.2 is available, and this action recommends committing a portion of those funds to the Palisades Park Comfort Station project. Attachment 4 provides a copy of the five-year outlook for the Regional Park Improvement Fund as approved by the Regional Park Improvement Fund Oversight Committee on November 20, 2014.
- Special Park Fees (SPF), like PSD funds, are older development-related funds intended for park purposes. These funds are no longer collected, as DIF and FBA are among funding alternatives for funding public facility infrastructure including parks. Staff is working to expend and close these funds.

### **PROPOSED PROJECT AMENDMENTS:**

#### **Angier Elementary School Joint Use Improvements (S-00762)**

Project Description: This existing project provides for the design and construction of 3.95 acres at Angier Elementary School for joint-use facilities to supplement existing park acreage in the Serra Mesa Community. Improvements may include turfed multi-purpose sports fields, multi-purpose courts, walkways, landscaping, and accessibility upgrades.

Justification: This project will contribute to satisfying the population-based park acreage requirements set forth in the City's General Plan. This project corresponds with Project P-8 (Angier Elementary School – Joint Use Area) in the Serra Mesa PFFP.

Project Status: Public Works Department bid this project in March 2015 and determined insufficient funds were available to award the contract. This action allows the bid to be awarded.

Community Input/Outreach: The Serra Mesa Recreation Council endorses construction of this joint use facility, which is located next to Cabrillo Heights Neighborhood Park.

Proposed Project Change: Staff proposes a transfer of \$221,444.40 from Project ABC-00001, Annual Allocation – Fire Station Major Component Replacement Rehabilitation into Project S-00762, Angier Elementary School Joint Use Improvements within Serra Mesa PSD Fund 400035. Additionally, staff proposes an allocation of \$243,131.60 into Project S-00762, Angier Elementary School Joint Use Improvements as follows: \$68,131.60 from Serra Mesa PSD Fund 400035 and \$175,000 from Serra Mesa DIF Fund 400132.

**Balboa Park California Tower Seismic Retrofit (L-12003)**

Project Description: This existing project provides for the seismic retrofit and upgrade of the California Tower structure to the latest Secretary of Interior Standards for the Treatment of Historic Properties and the California Historical Building Code. This iconic structure stands as the gateway to Balboa Park from the Cabrillo Bridge western entrance. The California Tower, central rotunda building (Museum of Man) along with the east, west and south wings form the California Quadrangle, which was constructed in advance of the 1915 Panama-California Exposition.

Justification: The California Tower was built in 1914. The last seismic upgrade was conducted in 1975. This additional seismic upgrade is required to bring the tower structure up-to-date with the current California Building Code.

Project Status: This project is currently under preliminary design with the Public Works Department utilizing Regional Park Improvement Funds. In 2009, the City received a grant from FEMA Pre-Disaster Mitigation Program in the amount of \$1 million for brush management. FEMA determined that the brush management program was not an appropriate use of these grant funds, but agreed that the seismic retrofit could be an appropriate use. Staff is currently working with Cal OES and FEMA to confirm this and is anticipating a favorable response.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee and was added to the Fiscal Year 2014 Capital Improvements Program Budget. Staff provided project updates to the Balboa Park Committee at its February 2014 and February 2015 meetings.

Proposed Project Change: Staff proposes to make application to FEMA Pre-Disaster Mitigation Program for the California Tower Seismic Retrofit project and increase the budget for CIP L-12003 in the amount of \$1.0 million from the FEMA Pre-Disaster Mitigation Program grant (Fund 600000) contingent upon the grant being received.

**Balboa Park Hall of Nations Foundation Reconstruction (B-15068/ABT-00001)**

Project Description: This existing project provides for the reconstruction of the foundation of the Hall of Nations Building in Balboa Park. The Hall of Nations building in Balboa Park is one of the original buildings constructed for the 1935 California Pacific International Exhibition. While adding ADA improvements to the Hall of Nations building, the foundation was determined to need immediate reconstruction to preserve structural integrity of the building and ensure safety of its occupants and visitors.

Justification: As of January 2015, the Hall of Nations building is closed to public use until this improvement can be made. When it was built, it was considered to be a temporary structure for the Exhibition; therefore, its foundation was simply of redwood construction. The building's foundation has deteriorated to the point where it must be upgraded to protect the structure.

Project Status: Public Works Department is currently designing the new foundation of the Hall of Nations building with the goal of rebuilding the foundation in spring 2015.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014. Staff provided a project update to the Balboa Park Committee at its February 2015 meeting.

Proposed Project Change: Staff proposes a transfer of \$250,000 from Project AGF-00005, Annual Allocation – Regional Park Improvements into Project B-15068 (under Annual Allocation ABT-00001 City Facility Improvements) within Regional Park Improvement Fund 200391.

**Balboa Park West Mesa Comfort Station Replacement (S-15036)**

Project Description: This new project provides for the replacement of two (2) comfort stations in the West Mesa of Balboa Park. In 2014, the City settled an accessibility related lawsuit by agreeing to upgrade a comfort station located near the children's playground at Sixth Avenue and Thorn Street and a comfort station located near the intersection of Sixth Avenue and Nutmeg Street. Both comfort stations were originally constructed in 1969 and were rated poor by a facilities condition assessment performed in 2008. Rather than attempting to upgrade these older buildings, the proposed project is to remove the existing comfort stations and install replacement prefabricated comfort station buildings designed to increase capacity of the comfort stations and to complement Balboa Park. An accessible path of travel to the new comfort stations will also be provided. The proposed funding will implement the design and construction of the project.

Justification: These comfort stations have outlasted their useful life and have impediments for users with disabilities.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014. Staff provided a project update to the Balboa Park Committee at its February 2015 meeting.

Proposed Project Change: Staff proposes creation of CIP S-15036, Balboa Park West Mesa Comfort Station Replacement and a transfer of \$1.0 million from CIP AGF-00005, Annual Allocation – Regional Park Improvements into this project within Regional Park Improvement Fund 200391.

### **Charles L. Lewis III Memorial (Home Avenue) Neighborhood Park Development (S-00673)**

Project Description: This project provides for the design and construction of a 5.8 total acre parcel, of which 1.9 acres will be developed into Charles Lewis III Memorial (Home Avenue) Neighborhood Park. Park amenities include: walkways, a half court basketball court, a fenced dog-off leash area, picnic area with shade structure, turf area, comfort station, playground, and security lighting.

Justification: This project will contribute to satisfying the population-based park acreage requirements set forth in the City's General Plan. This project corresponds with Project P-12 (Charles L. Lewis III Memorial Park – Improvements) in the Mid-City PFFP.

Project Status: This project is currently under construction and needs additional funding due to the location of this park along a riparian area. Unanticipated construction mitigation and monitoring are required per the U.S. Army Corps of Engineers.

Community Input/Outreach: This project is a priority of the City Heights Area Planning Committee. The project broke ground on May 16, 2014.

Proposed Project Change: Staff proposes an allocation of \$337,646 in EGF Two-Thirds funding (Fund 200109).

### **Coast Boulevard Walkway Improvements (S-15001)**

Project Description: This existing project provides for the design and construction of widened walkways, enhanced paving, slope protection, sea walls, curb and street paving, and various improvements including, but not limited to, bollards, railings and landscape along Coast Boulevard in the vicinity of Children's Pool from the lifeguard tower to Jenner Street. This project represents the final phase of work outlined in the 1989 "Preliminary Plan for the La Jolla Coastline."

Justification: This project corresponds with Project P-15 (Coast Boulevard Walkway Improvements) and P-17 (Coastal Park Improvements) in the La Jolla PFFP.



Project Status: La Jolla Parks and Beaches, Inc., a local non-profit organization, has raised funds to initiate design and permitting of this project privately (Project Number 362882). The Mitigated Negative Declaration (MND) for the project was posted in fall 2014. Once additional funding is approved, Public Works Department will take over management and implementation of this project.

Community Input/Outreach: The project is an identified priority project for both the La Jolla Community Planning Council and La Jolla Parks and Beaches, Inc.

Proposed Project Change: Staff proposes an allocation of \$360,000 in La Jolla DIF funding (Fund 400123).

### **Crest Canyon Neighborhood Park (S-15005)**

Project Description: This project provides for the design and construction of a neighborhood park in the Torrey Pines community. Park amenities could include picnic areas, children's play area, walkways, turf areas, and landscaping.

Justification: This project corresponds with Project P-1 (Crest Canyon Neighborhood Park Passive Improvements) in the Torrey Pines PFFP. The Fiscal Year 2015 Annual Budget previously allocated \$275,000 in DIF toward this project.

Project Status: This project is currently being planned and has not yet begun design due to its location in environmentally sensitive lands.

Community Input/Outreach: This project is identified as a requested improvement under the community-approved PFFP Project P-1.

Proposed Project Change: Staff proposes an allocation of \$130,000 in Torrey Pines DIF funding (Fund 400133).

### **Doyle Community Park ADA Upgrades (S-15037)**

Project Description: This new project provides for the installation of path of travel and accessibility improvements to the rear entrance at Doyle Community Park adjacent to the dog off-leash area and future community garden.

Justification: The current parking area located in the rear cul-de-sac and adjacent walkways leading into the off-leash area and park are not compliant with current accessibility requirements.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: This project is an identified priority project for the Doyle Recreation Council.

Proposed Project Change: Staff proposes creation of CIP S-15037, Doyle Community Park ADA Upgrades and an allocation of \$400,000 into this project within Park and Recreation Antenna Lease Revenue Fund 200324.

**Ellen Browning (E.B.) Scripps Park Comfort Station Replacement (S-15035)**

Project Description: This new project provides for replacement of the existing comfort station located in E.B. Scripps Park adjacent to La Jolla Cove. In 2010 the Park and Recreation Board approved a revised General Development Plan (GDP) for E.B. Scripps Park adjacent to La Jolla Cove. The revised GDP included a number of enhancements to the park, including relocating the comfort station to allow better visual access to the ocean from within the park as well as improve accessibility. Community proponents have named this project “La Jolla Cove Pavilion.”

Justification: The existing comfort station was constructed in the 1960s and is beginning to exhibit significant damage to its metal components due to the salt air. In some areas, the block walls are beginning to fail because the steel reinforcement is beginning to corrode. This project corresponds with Project P-22 (La Jolla Cove Comfort Station Improvements) in the La Jolla PFFP.

Project Status: La Jolla Parks and Beaches, Inc., the recreation council responsible for advising the City on the use of the park, has partnered with community organizations and members to raise funds to remove the existing comfort station and construct a new one per the approved GDP. In fall 2014, the recreation council hired a landscape architect (Safdie Rabines) to initiate the community input process for a concept design. Once the design is approved by the recreation council, this project will transfer from La Jolla Parks and Beaches, Inc. to the Public Works Department for full design and implementation.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014, and the project is an identified priority project for the La Jolla Parks and Beaches Recreation Council.

Proposed Project Change: Staff proposes creation of CIP S-15035, Ellen Browning (E.B.) Scripps Park Comfort Station Replacement and a transfer of \$250,000 from CIP AGF-00005, Annual Allocation – Regional Park Improvements to this project within Regional Park Improvement Fund 200391.

**Gamma Street Mini-Park ADA Improvements (S-15032)**

Project Description: This new project provides for accessibility improvements to the playground and associated path of travel at Gamma Street Mini-Park, which is located at the southeastern corner of the intersection of 41<sup>st</sup> Street and Gamma Street in the Southeastern San Diego Community Planning Area.

Justification: This project corresponds with Project P-21 (Park ADA Improvements) in the Southeastern San Diego PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: This project is identified as a requested improvement under the community-approved PFFP Project P-21, which lists Gamma Park as a proposed location for ADA improvements.

Proposed Project Change: Staff proposes creation of CIP S-15032, Gamma Street Mini-Park ADA Improvements and an allocation of \$450,000 from Southeastern San Diego DIF funding (Fund 400120).

### **Golf Course Drive Multi-Purpose Pathway (S-15040)**

Project Description: This new project provides for a multi-use pathway to follow Golf Course Drive connecting the Golden Hill Recreation Center with 28<sup>th</sup> Street via Balboa Park Golf Course.

Justification: A recent effort to update the General Development Plan (GDP) for the Balboa Park Golf Course clubhouse has resulted in community concerns that pedestrians and bicyclists would be unable to access the clubhouse due to the narrow condition of Golf Course Drive.

Project Status: This project is currently being planned and has not yet begun design. Some preliminary discussion about the feasibility of the multi-use path has been considered as part of the golf course clubhouse GDP process.

Community Input/Outreach: The project is an identified priority project for the Greater Golden Hill Community Planning Group. At its meeting of February 11, 2015, the planning group endorsed allocating these DIF funds for this purpose.

Proposed Project Change: Staff proposes creation of CIP S-15040, Golf Course Drive Multi-Purpose Pathway and an allocation of \$170,000 in Greater Golden Hill DIF funding (Fund 400111).

### **Hickman Field Athletic Area Improvements (S-00751)**

Project Description: This existing project provides for infrastructure improvements such as irrigation, drainage, parking lots, and site development on the 44-acre Hickman Field Athletic Area. The first phase of this project involves preparation of a GDP amendment to incorporate a proposed recreation center and an aquatic complex as well as infrastructure improvements. Later phases will address the other infrastructural needs as funding becomes available.

Justification: This athletic area serves residents within the Kearny Mesa, Clairemont Mesa, and Serra Mesa community planning areas and is listed in their respective PFFP's.

Project Status: The Park and Recreation Board recommended approval of the GDP at its February 2015 meeting. The next phase of design and construction would commence once these funds have been allocated into the project.

Community Input/Outreach: Public Works Department staff presented the draft General Development Plan and proposed funding sources to three planning groups (Clairemont, Kearny Mesa, and Serra Mesa) and three recreation councils (Kearny Mesa, North Clairemont, and Serra Mesa) during fall 2013. The Park and Recreation Board considered the GDP at its meeting of February 19, 2015. The Hickman Youth Athletic Association (HYAA), which holds the license to operate and maintain the existing athletic fields at this site, endorses this project and has submitted a list of requested, prioritized improvements.

Proposed Project Change: Staff proposes allocating a total of \$1.5 million into CIP S-00751, Hickman Field Athletic Area Improvements, from the following funding sources:

- Sunroad and Broadstone (Palladium) Developer Contributions from Fund 200636, Monetary Contributions Placed on Future Development in the amount of \$946,730 for site preparation for the eventual recreation center and aquatic complex and general improvements at Hickman Athletic Area;
- General Dynamics Community Improvement Fund 400250 in the amount of \$37,310 for general improvements to Hickman Athletic Area
- Kearny Mesa 20% Improvements Fund 400259 in the amount of \$507,544 for general improvements to Hickman Athletic Area.

### **Junípero Serra Museum ADA Improvements (S-15034)**

Project Description: This new project provides for accessibility improvements to the Junípero Serra Museum located in historic Presidio Park above the San Diego River. Several options for constructing an accessible path of travel including potential construction of a new parking lot and walkways will be considered as part of the design of this project. Enhancements to the Museum's exhibits will also increase public awareness of the San Diego River Park Master Plan, which was adopted by the City Council in 2013.

Justification: The San Diego History Center partnered with the San Diego River Conservancy to develop an Interpretive Master Plan for the Junípero Serra Museum in Presidio Park with the primary goal being to reassert the Museum's importance as an iconic San Diego landmark and valuable nationally recognized historical heritage site. The Master Plan identifies a number of building and site upgrades needed to bring the Museum into compliance with today's standards. Due to its location and surrounding topography, the Museum is not readily accessible to park visitors with disabilities. This single factor severely limits the San Diego History Center from

enhancing the Museum's exhibits and offering high quality educational opportunities for San Diego citizens and visitors.

Project Status: The proposed RPIF (Fund 200391) allocation of \$500,000 for the Fiscal Year 2015 CIP budget will initiate design of the accessibility site improvements. A second allocation of \$500,000 toward this project from RPIF is included in the Mayor's Fiscal Year 2016 Proposed CIP Budget.

Community Input/Outreach: The project and both allocations were approved by the Regional Park Improvement Fund Oversight Committee in November 2014, and the project is an identified priority project for the San Diego History Center.

Proposed Project Change: Staff proposes creation of CIP S-15034, Junípero Serra Museum ADA Improvements and a transfer of \$500,000 from CIP AGF-00005, Annual Allocation – Regional Park Improvements into this project within Regional Park Improvement Fund 200391.

**Keiller Neighborhood Park ADA Improvements (S-15030)**

Project Description: This new project provides for accessibility improvements to the children's playground and associated path of travel at Keiller Neighborhood Park.

Justification: This project corresponds with Project P-10 (Park ADA Improvements) in the Skyline-Paradise Hills PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: This project is identified as a requested improvement under the community-approved PFFP Project P-10.

Proposed Project Change: Staff proposes creation of CIP S-15030, Keiller Neighborhood Park ADA Improvements and an allocation of \$110,000 in Skyline-Paradise Hills DIF funding (Fund 400119).

**La Jolla Parkway Erosion (AGE-00001/B-10089)**

Project Description: This existing project, which is a sublet (B-10089) under the Annual Allocation AGE-00001 (Resource Based Open Space Parks), provides for stabilization of the slope and reconstruction of storm water conveyance devices such as brow ditches located within Soledad Natural Open Space Park on the north side of La Jolla Parkway between Interstate 5 and Torrey Pines Road. A number of drainage brow ditches have failed and are no longer properly diverting rain runoff to structures designed to slow soil erosion. An assessment of the existing brow ditches revealed many have failed due to cracking and soil movement. The result is unchecked rain runoff down the slope onto La Jolla Parkway, carrying with it soil which collects on the surface of the street creating a hazard to motorists entering and exiting La Jolla.

Justification: This slope has deteriorated due to storm water runoff, and some debris has fallen downhill to the north side of La Jolla Parkway. Slope stability is necessary to ensure safety to the traveling public below the slope and to preserve integrity of the property above the slope.

Project Status: Public Works Department began preliminary design on this project using an existing Environmental Growth Fund (EGF) allocation in fall 2014. Design and permitting of this project will continue into 2015.

Community Input/Outreach: The RPIF allocation to this project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014.

Proposed Project Change: No action is necessary at this time. In the Fiscal Year 2016 Proposed Budget, staff will request an allocation of \$500,000 in RPIF funding to CIP AGE-00001, Annual Allocation – Resource Based Open Space Parks (B-10089) within Regional Park Improvement Fund 200391.

#### **Mohnike Adobe and Hay Barn Restoration (S-13008)**

Project Description: This existing project provides for the rehabilitation and restoration of the historic adobe and hay barn located within the 14-acre Rancho Peñasquitos Equestrian Center on the eastern end of the Los Peñasquitos Canyon Preserve. Completion of a site assessment of current condition of the 2,512 square-foot adobe structure, the hay barn and surrounding grounds shall include the following items: exterior walls; north and west porches, roof, interior walls, ceilings and wood floors, drainage swale on southwest, and accessibility needs to determine Phase II of rehabilitation program. Additionally, a Treatment Plan and Historic Structure Report are required prior to preparation of Phase II design and construction plans for the rehabilitation due to storm damage which the barn sustained in 2010.

Justification: Phase I of a rehabilitation program was completed in 2005 consistent with a Historic Structures Report prepared for the Mohnike Adobe and Hay Barn by Ferris, Johnson and Perkins Architects, Inc. in 1999. Architectural design and construction plans are required to proceed with Phase II of the project.

Project Status: Preparation of Assessment Report and Treatment Report is scheduled to begin in 2015, with design to follow thereafter.

Community Input/Outreach: Allocations toward this project were approved by the Regional Park Improvement Fund Oversight Committee in November 2014.

Proposed Project Change: No action is necessary at this time. In the Fiscal Year 2016 Proposed Budget, staff will request an allocation of \$500,000 in RPIF funding to this project within Regional Park Improvement Fund 200391.

### **Olive Grove Community Park ADA Improvements (S-15028)**

Project Description: This new project provides for design and construction of accessibility improvements at Olive Grove Community Park, including but not limited to upgrades to the path of travel, comfort station, and children's play area.

Justification: This project corresponds with Project P-26 (Park ADA Improvements) in the Clairemont Mesa PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: Staff presented this proposal to the North Clairemont Recreation Council at its January 2015 meeting.

Proposed Project Change: Staff proposes creation of CIP S-15028, Olive Grove Community Park ADA Improvements, an allocation of \$172,849 from Olive Grove PSD funding (Fund 400040), and a transfer of \$250,000 from Clairemont Mesa DIF (Fund 400129) from Balboa Branch Library CIP S-00808 into this project. The Library Department indicates that the cost to expand the Balboa Branch Library significantly exceeds available budget, and it has agreed to allow the DIF funds within this project to be transferred to other eligible projects to ensure the DIF funds are expended in a timely manner in keeping with best practices for cash management. This action would close the library project.

### **Palisades Park Comfort Station Replacement (S-10026)**

Project Description: This existing project provides for the removal and replacement of the existing comfort station at Palisades Park at the western end of Law Street in Pacific Beach. Minor grading outside the limits of the building footprint is anticipated due to the improvement of the accessible path from the accessible parking to the comfort station. Major excavations will be carried out for the new retaining walls and building foundations.

Justification: The former comfort station and path of travel leading to the comfort station was not accessible. The replacement comfort station is accessible.

Project Status: The comfort station has opened to the public and is in the final stages of construction. The requested allocation will enable project completion and close-out.

Community Input/Outreach: This project was funded previously by approved Pacific Beach DIF and RPIF allocations.

Proposed Project Change: Staff proposes a transfer of \$50,000 in RPIF funding from CIP AGF-00005, Annual Allocation – Regional Park Improvements (pre-Fiscal Year 2010 allocation is not subject to Charter Section 55.2) to this project (Fund 200391).

**Paradise Senior Center Improvements (S-15002)**

Project Description: This existing project provides for development, renovation, accessibility upgrades, and expansion of an additional 3,000 square feet to the Paradise Senior Center to accommodate community recreation programs.

Justification: This project corresponds with Project P-2 (Paradise Senior Center Development) in the Barrio Logan PFFP.

Project Status: This project is currently being planned and has not yet begun design. The Fiscal Year 2015 Annual Budget previously allocated \$500,000 in Barrio Logan DIF.

Community Input/Outreach: This project has been identified as a priority to the community based on the recent update to the PFFP.

Proposed Project Change: Staff proposes an allocation of \$200,000 in Barrio Logan DIF funding (Fund 400128).

**Park de la Cruz Neighborhood Park Improvements (S-15003)**

Project Description: This expanded scope project provides for improvements within Park de la Cruz in the Mid-City community/City Heights neighborhood. Specific amenities to be designed and construction include development of a skate park, creation of additional passive park areas, accessibility improvements throughout the park, implementation of the updated GDP, and improvements in and around the former Copley YMCA building.

Justification: This project corresponds with Project P-5 (Park de la Cruz Neighborhood Park Improvements – City Heights) in the Mid-City PFFP.

Project Status: A GDP amendment for Park de la Cruz was approved by the City Heights Recreation Council on January 20, 2015, and the updated plan will proceed for eventual consideration by the Park and Recreation Board in April 2015. Also on January 20, 2015, the City Council authorized staff to prepare an application to the State for additional funding for not only the skate park but also the overall park per Resolution R-309480. This site includes the former Copley YMCA (to be known as the Park de la Cruz Community Center and Gymnasium). Staff will develop this application and submit it to the state with an increased scope to include all of Park de la Cruz, not just the skate park.

Community Input/Outreach: This project has been identified as a priority to the City Heights community based on the recent update to the PFFP and successful receipt of State grant funding. Staff attended multiple community meetings in January and February 2015 regarding both the skate park and proposed reuse of the former Copley YMCA complex.



Proposed Project Change: Staff proposes renaming CIP S-15003, Mid-City Skate Park to “Park de la Cruz Neighborhood Park Improvements.” This project name change will expand the scope to allow for improvements to all of Park de la Cruz, including but not limited to: development of a new skate park, creation of additional landscaped areas, installation of accessibility improvements surrounding and inside the Park de la Cruz Community Center and Gymnasium, and improvement of an outdoor basketball court. There is no fiscal impact associated with renaming this project, as the state grant allows for these scope modifications.

**Robert Egger Sr./South Bay Community Park ADA Improvements (S-15031)**

Project Description: This new project provides for the design and construction of accessibility upgrades to two (2) children’s play areas and associated paths of travel to comply with ADA and accessibility guidelines.

Justification: This project corresponds with Project P-12 (Robert Egger, Sr./South Bay Community Park Improvements) in the Otay Mesa-Nestor PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: The project is an identified priority project for the Otay Mesa-Nestor Community Planning Group.

Proposed Project Change: Staff proposes creation of CIP S-15031, Robert Egger Sr./South Bay Community Park ADA Improvements and an allocation of \$110,000 in Otay Mesa Nestor DIF funding (Fund 400125).

**Rolando Park Elementary School Joint Use Improvements (S-15029)**

Project Description: This new project provides for design and construction of a three-acre joint-use area at Rolando Park Elementary School in the Mid-City Eastern Area.

Justification: This project corresponds with Project P-29 (Rolando Park Elementary School Joint Use Improvements) in the Mid-City PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: The project is an identified priority project for the Mid-City Eastern Area Community Planning Group.

Proposed Project Change: Staff proposes creation of CIP S-15029, Rolando Park Elementary School Joint Use Improvements and an allocation of \$380,000, of which \$370,000 is Mid-City DIF funding (Fund 400114) and \$10,000 is Mid-City SPF funding (Fund 400109).

### **San Ysidro Community Park ADA Improvements (S-15033)**

Project Description: This new project provides for design and construction of accessibility improvements to the playground area at San Ysidro Community Park, including ADA parking, new curb ramps, handrails, pedestrian ramps and walkways, rubberized playground surfacing, new park benches, and related improvements.

Justification: This project corresponds with Project P-13 (San Ysidro Community Park and Recreation Building) in the San Ysidro PFFP.

Project Status: Local non-profit organization Casa Familiar obtained a grant in 2014 from Wells Fargo's Urban Lift Program to initiate design, permitting, and demolition of the existing playground structures. Casa Familiar also obtained a grant from the County Supervisor's office for purchasing playground equipment. Casa Familiar anticipates public input and the permitting process via Development Services Department in early 2015. Once permitted, the project would transfer from Casa Familiar to the Public Works Department. A previous City Council action allocated CDBG funds for construction activities associated with this project.

Community Input/Outreach: The project is an identified priority project for the San Ysidro Community Planning Group. Casa Familiar, a local community non-profit organization, is also supportive of this project.

Proposed Project Change: Staff proposes creation of CIP S-15033, San Ysidro Community Park ADA Improvements and an allocation of \$309,710, of which \$150,000 is San Ysidro/Tijuana River DIF funding (Fund 400126) and \$159,710 is South Bay PSD funding (Fund 400072).

### **Skyline Hills Community Park ADA Improvements (S-15038)**

Project Description: This new project provides for the design and construction of accessibility upgrades to the children's play areas and associated paths of travel to comply with ADA and accessibility guidelines.

Justification: This project corresponds with Project P-10 (ADA Requirements) in the Skyline-Paradise Hills PFFP.

Project Status: This project is currently being planned and has not yet begun design.

Community Input/Outreach: Staff intends to present this proposal to the Skyline Hills Recreation Council at its January 2015 meeting.

Proposed Project Change: Staff proposes creation of CIP S-15038, Skyline Hills Community Park ADA Improvements and a transfer of \$210,261.08 in CIP Contributions from the General Fund funding (Fund 400265) from CIP AGF-00001, Annual Allocation – Park Grant Match to this project.

### **Sunset Cliffs Natural Park Drainage Improvements (L-14005)**

Project Description: This existing project provides for design, environmental review, and construction for the Sunset Cliffs Natural Park drainage improvements to arrest soil and coastal bluff erosion within the park as well as removal of houses and encroachments from park property.

Justification: This project will preserve and protect the coastal bluffs at Sunset Cliffs Natural Park from storm water runoff and soil erosion. It will also remove rented houses from parkland in conformance with Charter Section 55 uses for dedicated parkland.

Project Status: This project will begin preliminary design in 2015.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014, and the project is a priority project for the Sunset Cliffs Natural Park Council.

Proposed Project Change: No action is necessary at this time. In the Fiscal Year 2016 Proposed Budget, staff will request an allocation of \$1.0 million to this project within Regional Park Improvement Fund 200391.

### **Sunset Cliffs Natural Park Hillside Improvements (S-10091)**

Project Description: This existing project provides for improvements to the hillside portion of the Sunset Cliffs Natural Park, consisting of final project design documents, environmental review and construction documents. The project may include construction of trails, habitat restoration, and the removal and return to natural vegetation of the softball field.

Justification: This project is needed to preserve and enhance the Sunset Cliffs Natural Park, one of the unique coastal environments in San Diego County. The project begins the implementation of the Sunset Cliffs Natural Park Master Plan which was approved in 2005.

Project Status: The design and environmental documentation for this project is complete and phase 1 construction is expected to begin in early 2015. The recommended funding will initiate phase 2 construction of this project which will include trail re-alignments, trail improvements, and storm water and erosion control measures to protect newly constructed trails. It will also re-vegetate disturbed areas within the park utilizing native coastal plants. It is anticipated phase 2 construction will begin in late 2015 or early 2016 and be substantially completed by the end of 2016. Plant establishment within the re-vegetated areas will continue to be closely monitored for a minimum of five years after planting operations are complete.

Community Input/Outreach: The project was approved by the Regional Park Improvement Fund Oversight Committee in November 2014, and the project is a priority project for the Sunset Cliffs Natural Park Council.

Proposed Project Change: Staff proposes a transfer of \$1.1 million in RPIF funding from CIP AGF-00005, Annual Allocation – Regional Park Improvements to this project within Regional Park Improvement Fund 200391.

**Torrey Pines Golf Course – North Course Improvements (S-14019)**

Project Description: This existing project provides for improvements and updates to the North Course at Torrey Pines Golf Course to include: rebuilding greens, practice greens and greens complex sand bunkers; improving fairway sand bunkers and tournament tees; installing a replacement irrigation system; reducing turf areas in selected areas; and adding a complete cart path system.

Justification: This improvement will enhance the playability of the course for resident golfers, while improving course conditions for private and professional tournaments. In addition, updates to the irrigation system and reductions in turf areas will conserve recycled water and energy.

Project Status: This project was bid in fall 2014, but bids were not within the established project budget. Public Works staff plans to place this project out for bid again in spring 2015. Construction is planned to begin after the 2016 Farmer’s Insurance Open.

Community Input/Outreach: This project has been discussed at the Municipal Golf Committee.

Proposed Project Change: Staff proposes an allocation of \$2.0 million in Golf Enterprise funding into this project (Fund 700045).

**University Village Neighborhood Park Tot Lot (S-13005)**

Project Description: This existing project provides for a new children’s play area where no playground currently exists. The new play area would be geared toward children between 2 and 5 years of age, including path of travel accessibility improvements.

Justification: This improvement will expand the use of the park and allow for additional amenities for children at the park.

Project Status: This project is designed and needs additional funding to go to bid, award, and construction. Coupled with Council-approved Deferred Capital Bond #3 funds, these additional DIF funds should ensure completion of this project.

Community Input/Outreach: This project is a priority of the Standley Recreation Council and is an intended recipient of Deferred Capital Bond #3 funds.

Proposed Project Change: Staff proposes an allocation of \$25,000 in University City South DIF funding (Fund 400134) into this project.

**Wightman Street Neighborhood Park Development (S-00767)**

Project Description: This project provides for the design and development of Wightman Street Neighborhood Park on 0.9 acre of parkland. The park development will also include the implementation of the Chollas Creek Enhancement Program for Auburn Creek, which is located on site.

Justification: This project will contribute to satisfying the population-based park acreage requirements set forth in the City’s General Plan. This project is identified as a requested improvement under the community-approved PFFP Project P-17.

Project Status: This project is designed and needs additional funding to go to bid, award, and construction due to the location of this park along a riparian area. Unanticipated construction mitigation and monitoring are required per the U.S. Army Corps of Engineers.

Community Input/Outreach: This project is a priority of the City Heights Area Planning Committee.

Proposed Project Change: Staff a total increase to the project budget of \$294,145 as follows: a transfer of \$6,743.46 of CIP Contributions from the General Fund funding (Fund 400265) from Annual Allocation AEA-00002, Annual Allocation – Balboa Park Golf Course (B-11100, Balboa Park Golf Course Concrete Improvements) into this project and an allocation of \$287,402 in EGF (Two-Thirds) funding (Fund 200109).

**Other Amendments**

In the interest of appropriate cash management within the Park and Recreation CIP, this action also proposes the removal of certain CIP budgets for which insufficient cash is available. The four affected allocations and funding sources are:

<b>CIP Number</b>	<b>CIP Name</b>	<b>Funding Source</b>	<b>Amount</b>
S-01071	Southcrest Trails (State Route 252 Corridor) Neighborhood Park Improvements	Southcrest Redevelopment Agency Contribution in CIP, Phase 2	\$1,299,999.74
S-13004	Larsen Field ADA Improvements Phase II	San Ysidro Park Service District	\$0.32
AGF-00003	Joint Use Area Improvements (Citywide)	Grant Fund – State	\$39,592.00
<b>TOTAL</b>			<b>\$1,339,592.06</b>

Two of these projects – Southcrest Trails Neighborhood Park (S-01071) and Larsen Field ADA Improvements Phase II (S-13004) – are ongoing projects that will continue, and the projects’ schedules will be unaffected by this action. However, certain funding allocations are not backed with cash and need to be de-appropriated for the following reasons:

- The Southcrest Trails request will remove former Redevelopment Agency funding that is no longer available. Civic San Diego obtained a Proposition 84 Urban Greening Grant and intends to move forward with this project utilizing these funds and bond proceeds from the former redevelopment area. A separate Request for City Council action to allocate these funds is pending.
- Larsen Field ADA Improvements Phase II has a very minor allocation in PSD that lacks adequate cash and needs to be de-appropriated. The project schedule is unaffected; in fact, Council approved this project for Community Development Block Grant (CDBG) funding to ensure project continuation.

The third project needing technical correction is an annual allocation for joint use improvements (AGF-00003) that contains unknown state grant funding that lacks cash. No specific project was identified under this annual allocation, so the removal of these funds will not impact any existing project. This allocation should be de-appropriated to match available cash within the funds.

### Conclusion

These project allocation requests are based on the needs of various communities and are based on existing sources such as public facility financing plans and community planning group priority project lists whenever possible. The Regional Park Improvement Fund allocations are consistent with the five-year forecast approved by the Oversight Committee. Funds are available from a variety of sources to initiate or continue these park projects.

### FISCAL IMPACT:

Attachment 1 contains the accounting information associated with this action. Attachment 2 summarizes the budgetary requests associated with this action for a grand total of \$11.6 million in allocations to and transfers between projects.

Fiscal Year 2015 and Fiscal Year 2016 allocations to the Regional Park Improvement Fund are summarized in Attachment 3. The five-year outlook report for the Regional Park Improvement Fund is provided in Attachment 4.

### ALTERNATIVES:

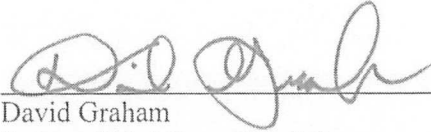
1. Modify the proposed project allocations.
2. Do not approve the recommended allocations for these projects.

Respectfully submitted,

Approved:



Herman D. Parker  
Director  
Park and Recreation Department



David Graham  
Deputy Chief Operating Officer  
Neighborhood Services Branch

Attachments:

1. Accounting Information and Proposed Resolutions
2. Summary Chart of Proposed Amendments to the Park and Recreation Department's Fiscal Year 2015 Capital Improvements Program Budget
3. Summary Chart of Fiscal Year 2015 and Anticipated Fiscal Year 2016 Allocations of Regional Park Improvement Funds
4. Report to the Regional Park Improvement Fund Oversight Committee: Regional Park Improvement Fund Five-Year Outlook (November 2014)

## ATTACHMENT 1 – ACCOUNTING INFORMATION AND PROPOSED RESOLUTIONS

### COMPLETE FOR ACCOUNTING PURPOSES

FUND	200391	200636	200636	200636	400265
FUNCTIONAL AREA	OTHR-00000000-CL	OTHR-00000000-GG	OTHR-00000000-GG	OTHR-00000000-GG	OTHR-00000000-GF
ORG / COST CENTER	1714111211	9913000011	9913000011	9913000011	1714161215
OBJECT / GENERAL LEDGER ACCT	512117	512117	512117	512117	512117
JOB / WBS OR INTERNAL ORDER	N/A	13000908	13001741	13001799	B-11100.07.01
C.I.P./CAPITAL PROJECT No.	AGF-00005	N/A	N/A	N/A	AEA-00002
AMOUNT	\$3,150,000	\$417,538	\$321,942	\$207,250	\$6,743.46
FUND	200109	400035	400129	400265	
FUNCTIONAL AREA	OTHR-00000000-CL	OTHR-00000000-FI	OTHR-00000000-CL	OTHR-00000000-CL	
ORG / COST CENTER	1714181403	1912000001	1713121111	1714111211	
OBJECT / GENERAL LEDGER ACCT	516014	512117	512117	512117	
JOB / WBS OR INTERNAL ORDER	N/A	N/A	S-00808.07.01	N/A	
C.I.P./CAPITAL PROJECT No.	N/A	ABC-00001	N/A	AGF-00001	
AMOUNT	\$625,048	\$221,444.40	\$250,000	210,261.08	



COST SUMMARY:

See Attachment 2 for a summary of impacted projects and funding sources.

PREPARATION OF PROPOSED ACTIONS/RESOLUTIONS

1. Pursuant to Charter section 55.2(d), the recommendation of the Regional Park Improvement Fund Oversight Committee prioritizing the capital improvement projects in regional parks to be allocated Regional Park Improvement Funds generated in Fiscal Year 2014 and Fiscal Year 2015, is hereby approved; and
2. The Chief Financial Officer is authorized to transfer appropriations of \$250,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP ABT-00001, Annual Allocation – City Facilities Improvements within Fund 200391, Regional Park Improvement Fund, for the purpose of reconstructing the foundation of the Hall of Nations building in Balboa Park; and
3. The Chief Financial Officer is authorized to add CIP S-15036, Balboa Park West Mesa Comfort Station Replacement, to the Capital Improvements Program; and
4. The Chief Financial Officer is authorized to transfer appropriations of \$1,000,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP S-15036, Balboa Park West Mesa Comfort Station Replacement within Fund 200391, Regional Park Improvement Fund, for the purpose of replacing two comfort stations located on the west mesa area of Balboa Park; and
5. The Chief Financial Officer is authorized to add CIP S-15035, Ellen Browning Scripps Park Comfort Station Replacement, to the Capital Improvements Program; and
6. The Chief Financial Officer is authorized to transfer appropriations of \$250,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP S-15035, Ellen Browning Scripps Park Comfort Station Replacement, within Fund 200391, Regional Park Improvement Fund, for the purpose of replacing the comfort station adjacent to La Jolla Cove in E.B. Scripps Park; and
7. The Chief Financial Officer is authorized to add CIP S-15034, Junipero Serra Museum ADA Improvements, to the Capital Improvements Program; and
8. The Chief Financial Officer is authorized to transfer appropriations of \$500,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP S-15034, Junipero Serra Museum ADA Improvements within Fund 200391, Regional Park Improvement Fund, for the purpose of improving accessibility to the Junipero Serra Museum in Presidio Park; and
9. The Chief Financial Officer is authorized to transfer appropriations of \$50,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP S-10026, Palisades Park Comfort Station Replacement within Fund 200391, Regional Park Improvement Fund, for the purpose of replacing the comfort station at Palisades Park at the western end of Law Street in Pacific Beach; and

10. The Chief Financial Officer is authorized to transfer appropriations of \$1,100,000 from CIP AGF-00005, Annual Allocation Regional Park Improvements, to CIP S-10091, Sunset Cliffs Natural Park Hillside Improvements within Fund 200391, Regional Park Improvement Fund, for the purpose of improving the hillside portion of Sunset Cliffs Natural Park; and
11. The Chief Financial Officer is authorized to transfer appropriations of \$221,444.40 from CIP ABC-00001, Fire Station Major Component Replacement Rehabilitation, to CIP S-00762, Angier Elementary School Joint Use within Fund 400035, Serra Mesa Park Service District Fees, for the purpose of creating a joint use area at Angier Elementary School; and
12. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-00762, Angier Elementary School Joint Use and to appropriate and expend \$243,130.60 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer as follows: \$175,000 from Fund 400132, Serra Mesa Development Impact Fees; \$68,130.60 from Fund 400035, Serra Mesa – Major District, for the purpose of creating a joint use area at Angier Elementary School; and
13. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15001, Coast Boulevard Walkway Improvements and to appropriate and expend \$360,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400123, La Jolla Development Impact Fees, for the purpose of constructing enhanced walkways along Ocean Boulevard in the vicinity of Children’s Pool; and
14. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15005, Crest Canyon Neighborhood Park and to appropriate and expend \$130,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400133, Torrey Pines Development Impact Fees, for the purpose of designing and constructing a neighborhood park in Torrey Pines; and
15. The Chief Financial Officer is authorized to add CIP S-15032, Gamma Street Mini-Park ADA Improvements, to the Capital Improvements Program; and
16. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15032, Gamma Street Mini-Park ADA Improvements and to appropriate and expend \$450,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400120, Southeastern San Diego Development Impact Fees, for the purpose of installing path of travel improvements and accessibility improvements to Gamma Street Mini-Park; and
17. The Chief Financial Officer is authorized to add CIP S-15040, Golf Course Drive Multi-Purpose Pathway, to the Capital Improvements Program; and
18. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15040, Golf Course Drive Multi-Purpose Pathway and to appropriate and expend \$170,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400111, Greater Golden Hill Development Impact Fees, for the purpose of studying the feasibility of and design for a multi-purpose pathway along Golf Course Drive; and
19. The Chief Financial Officer is authorized to add CIP S-15030, Keiller Neighborhood Park ADA Improvements, to the Capital Improvements Program; and
20. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15030, Keiller Neighborhood Park ADA Improvements and to appropriate and expend \$110,000

contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400119, Skyline-Paradise Hills Development Impact Fees, for the purpose of installing path of travel improvements and accessibility improvements to Keiller Neighborhood Park; and

21. The Chief Financial Officer is authorized to add CIP S-15028, Olive Grove Community Park ADA Improvements, to the Capital Improvements Program; and
22. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15028, Olive Grove Community Park ADA Improvements and to appropriate and expend \$172,849 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400040, Olive Grove – Major District for the purpose of installing path of travel improvements and accessibility improvements to Olive Grove Community Park; and
23. The Chief Financial Officer is authorized to transfer appropriations of \$250,000 from CIP S-00808, Balboa Branch Library, to CIP S-15028, Olive Grove Community Park ADA Improvements within Fund 400129, Clairemont Mesa Development Impact Fees; and
24. The Chief Financial Officer is authorized to close CIP AGF-00003, Joint Use Improvements – Citywide and CIP S-00808, Balboa Branch Library and return excess funds to the original funding source; and
25. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15002, Paradise Senior Center Improvements and to appropriate and expend \$200,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400128, Barrio Logan Development Impact Fees, for the purpose of improving and renovating the Paradise Senior Center; and
26. The Chief Financial Officer is authorized to add CIP S-15031, Robert Egger Sr./South Bay Community Park ADA Improvements, to the Capital Improvements Program; and
27. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15031, Robert Egger Sr./South Bay Community Park ADA Improvements and to appropriate and expend \$110,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400125, Otay-Nestor Development Impact Fees, for the purpose of designing and constructing accessibility improvements to children's play areas within Robert Egger Sr./South Bay Community Park; and
28. The Chief Financial Officer is authorized to add CIP S-15029, Rolando Park Elementary School Joint Use Improvements, to the Capital Improvements Program; and
29. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15029, Rolando Park Elementary School Joint Use Improvements and to appropriate and expend a total of \$380,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer as follows: \$370,000 from Fund 400114, Mid-City Development Impact Fees, and \$10,000 from Fund 400109, Mid-City Special Park Fees, for the purpose of creating a joint use area at Rolando Park Elementary School; and
30. The Chief Financial Officer is authorized to add CIP S-15033, San Ysidro Community Park ADA Improvements, to the Capital Improvements Program; and
31. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15033, San Ysidro Community Park ADA Improvements and to appropriate and expend a total of \$309,710 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer as follows: \$150,000 from Fund

- 400126, San Ysidro-Tijuana River Valley Development Impact Fees and \$159,710 from Fund 400072, Otay Mesa South – Major District, for the purpose of improving accessibility at San Ysidro Community Park; and
32. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-13005, University Village Neighborhood Park Tot Lot and to appropriate and expend \$25,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 400134, University City South Development Impact Fees, for the purpose of installing a tot lot at University Village Neighborhood Park; and
  33. The Mayor or his representative is authorized to make application to the Federal Emergency Management Administration and to take all necessary actions to secure funding for an amount not to exceed \$1,000,000 in Pre-Disaster Mitigation Program funds for the seismic retrofit of the California Tower in Balboa Park; and
  34. The Chief Financial Officer is authorized to accept, appropriate, and expend an amount not to exceed \$1,000,000 if the grant funding is secured; and
  35. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP L-12003, California Tower Seismic Retrofit, and to appropriate and expend \$1,000,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 600000, Federal Emergency Management Administration Pre-Disaster Mitigation Program, for the purpose of seismically retrofitting the California Tower in Balboa Park, contingent upon a fully executed grant agreement; and
  36. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-00673, Charles L. Lewis III Memorial (Home Avenue) Neighborhood Park and to appropriate and expend \$337,646 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 200109, Environmental Growth Fund Two-Thirds, for the purpose of constructing the new Charles L. Lewis III Memorial Park; and
  37. The Chief Financial Officer is authorized to add CIP S-15037, Doyle Community Park ADA Upgrades, to the Capital Improvements Program; and
  38. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-15037, Doyle Community Park ADA Upgrades, and to appropriate and expend \$400,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 200324, Park and Recreation Antenna Lease Revenue Fund, for the purpose of installing path of travel improvements at Doyle Community Park; and
  39. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-00751, Hickman Athletic Area Improvements and to appropriate and expend a total of \$544,854 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer of which \$37,310 is from Fund 400250, General Dynamics Community Improvement Fund for general improvements to Hickman Athletic Area and \$507,544 is from Fund 400259, Kearny Mesa 20% Improvements Fund for general improvements to Hickman Athletic Area; and
  40. The Chief Financial Officer is authorized to transfer appropriations of \$946,730 from Fund 200636, Monetary Contributions Placed on Future Development, 9913 – Citywide Other/Special Funds Department (Operating) to CIP S-00751, Hickman Athletic Area Improvements, for site preparation for the eventual recreation center and aquatic complex, and general improvements at Hickman Athletic Area; and

41. The Chief Financial Officer is authorized to rename CIP S-15003, Mid-City Skate Park as Park de la Cruz Neighborhood Park Improvements; and
42. The Chief Financial Officer is authorized to add CIP S-15038, Skyline Hills Community Park ADA Improvements, to the Capital Improvements Program; and
43. The Chief Financial Officer is authorized to transfer appropriations of \$210,261.08 from CIP AGF-00001, Annual Allocation Park Grant Match, to CIP S-15038, Skyline Hills Community Park ADA Improvements within Fund 400265, General Fund Contributions to the CIP, for the purpose of improving accessibility to Skyline Hills Community Park, contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer; and
44. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-14019, Torrey Pines Golf Course – North Course Improvements and to appropriate and expend \$2,000,000 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 700045, Golf Course Enterprise CIP Fund, for the purpose of improving the North Course at Torrey Pines Golf Course; and
45. The Chief Financial Officer is authorized to transfer appropriations of \$6,743.46 from Annual Allocation AEA-00002, Balboa Park Golf Course/B-11100, Balboa Park Golf Course Concrete Improvements to Capital Improvement Projects to project S-00767, Wightman Street Neighborhood Park within Fund 400265, General Fund Contributions for the purpose of constructing the new Wightman Street Neighborhood Park; and
46. The Chief Financial Officer is authorized to increase the Capital Improvements Program Budget in CIP S-00767, Wightman Street Neighborhood Park and to appropriate and expend \$287,402 contingent upon the Chief Financial Officer furnishing a certificate certifying that funds necessary for expenditure are or will be on deposit with the City Treasurer from Fund 200109, Environmental Growth Fund Two-Thirds, for the purpose of constructing the new Wightman Street Neighborhood Park; and
47. The Chief Financial Officer is authorized to reduce the Capital Improvement Program budget by de-appropriating a total amount of \$1,339,592.06, of which \$1,299,999.74 is from Fund 200353, Southcrest Redevelopment Agency Contribution in CIP S-01071, Southcrest Trails 252 Corridor Park Improvements Phase 2; \$0.32 is from Fund 400078, San Ysidro Park Service District in CIP S-13004, Larsen Field ADA Improvements Phase II; and \$39,592 is from Fund 600001, Grant Fund – State in CIP AGF-00003, Joint Use Improvements – Citywide for the purpose of de-appropriating budget for revenue not available.

**ATTACHMENT 2**  
**SUMMARY CHART OF REQUESTED PARK AND RECREATION FY 2015 CIP AMENDMENTS**

CIP No.	Status	Project Title	Council District	Fund Number	Fund Source Name	Amount
S-00762	Existing	Angier Elementary School Joint Use Improvements	7	400132	Serra Mesa Development Impact Fee	\$175,000
S-00762	Existing	Angier Elementary School Joint Use Improvements	7	400035	Serra Mesa Park Service District	\$289,575
L-12003	Existing	Balboa Park California Tower Seismic Retrofit	3	600000	FEMA Pre-Disaster Mitigation Grant	\$1,000,000
B-15068 ABT-00001	New	Balboa Park Hall of Nations Foundation Reconstruction	3	200391	Regional Park Improvement Fund	\$250,000
S-15036	New	Balboa Park West Mesa Comfort Stations Replacement	3	200391	Regional Park Improvement Fund	\$1,000,000
S-00673	Existing	Charles L. Lewis III Memorial (Home Avenue) Neighborhood Park Development	9	200109	Environmental Growth Fund Two-Thirds	\$337,646
S-15001	Existing	Coast Boulevard Walkway Improvements	1	400123	La Jolla Development Impact Fee	\$360,000
S-15005	Existing	Crest Canyon Neighborhood Park Development	1	400133	Torrey Pines Development Impact Fee	\$130,000
S-15037	New	Doyle Community Park ADA Upgrades	1	200324	Park and Recreation Antenna Revenue	\$400,000
S-15035	New	Ellen Browning (E.B.) Scripps Park Comfort Station Replacement (La Jolla Cove Pavilion)	1	200391	Regional Park Improvement Fund	\$250,000
S-15032	New	Gamma Street Mini-Park ADA Improvements	9	400120	Southeastern San Diego Development Impact Fee	\$450,000

CIP No.	Status	Project Title	Council District	Fund Number	Fund Source Name	Amount
S-15040	New	Golf Course Drive Multi-Purpose Pathway	3	400111	Greater Golden Hill Development Impact Fee	\$170,000
S-00751	Existing	Hickman Field Athletic Area Improvements	6	200636	Monetary Contributions Placed on Future Development	\$946,730
S-00751	Existing	Hickman Field Athletic Area Improvements	6	400250	General Dynamics Community Fund	\$37,310
S-00751	Existing	Hickman Field Athletic Area Improvements	6	400259	Kearny Mesa 20% Improvements Fund	\$507,544
S-15034	New	Junipero Serra Museum ADA Improvements	3	200391	Regional Park Improvement Fund	\$500,000
S-15030	New	Keiller Neighborhood Park ADA Improvements	4	400119	Skyline-Paradise Hills Development Impact Fee	\$110,000
S-15028	New	Olive Grove Community Park ADA Improvements	6	400129	Clairemont Mesa Development Impact Fee	\$250,000
S-15028	New	Olive Grove Community Park ADA Improvements	6	400040	Olive Grove Park Service District Fees	\$172,849
S-10026	Existing	Palisades Park Comfort Station Replacement	2	200391	Regional Park Improvement Fund	\$50,000
S-15002	Existing	Paradise Senior Center Improvements in Chicano Park	8	400128	Barrio Logan Development Impact Fee	\$200,000
S-15031	New	Robert Egger Sr./South Bay CP ADA Improvements	8	400125	Otay Mesa-Nestor Development Impact Fee	\$110,000
S-15029	New	Rolando Park Elementary School Joint Use Improvements	4	400114	Mid-City Development Impact Fee	\$370,000

CIP No.	Status	Project Title	Council District	Fund Number	Fund Source Name	Amount
S-15029	New	Rolando Park Elementary School Joint Use Improvements	4	400109	Mid-City Special Park Fees	\$10,000
S-15033	New	San Ysidro Community Park ADA Improvements	8	400126	San Ysidro/Tijuana River Valley Development Impact Fee	\$150,000
S-15033	New	San Ysidro Community Park ADA Improvements	8	400072	South Bay Park Service District Fees	\$159,710
S-15038	New	Skyline Hills Community Park ADA Improvements	4	400265	General Fund Contributions to the CIP	\$210,261.08
S-10091	Existing	Sunset Cliffs Natural Park Hillside Improvements (Trails)	2	200391	Regional Park Improvement Fund	\$1,100,000
S-14019	Existing	Torrey Pines Golf Course – North Course Improvements	1	700045	Golf Course Enterprise Fund	\$2,000,000
S-13005	Existing	University Village Neighborhood Park Tot Lot	1	400134	South University City Development Impact Fee	\$25,000
S-00767	Existing	Wightman Street Neighborhood Park Development	9	200109	Environmental Growth Fund Two-Thirds	\$287,402
S-00767	Existing	Wightman Street Neighborhood Park Development	9	400265	General Fund Contributions to the CIP	\$6,743.46
<b>TOTAL</b>						<b>\$12,015,770.54</b>



**ATTACHMENT 3**  
**SUMMARY CHART OF REQUESTED PARK AND RECREATION FISCAL YEAR 2015 AND FISCAL**  
**YEAR 2016 CIP AMENDMENTS**

**Table 1: Fiscal Year 2015 Allocations from Regional Park Improvement Fund**

<b>CIP No.</b>	<b>Project Title</b>	<b>Council District</b>	<b>Fund Number</b>	<b>Fund Name</b>	<b>Amount</b>
B-15068 ABT-00001	Balboa Park Hall of Nations Foundation Reconstruction	3	200391	Regional Park Improvement Fund	\$250,000
S-15036	Balboa Park West Mesa Comfort Stations Replacement	3	200391	Regional Park Improvement Fund	\$1,000,000
S-15035	Ellen Browning (E.B.) Scripps Park Comfort Station Replacement (La Jolla Cove Pavilion)	1	200391	Regional Park Improvement Fund	\$250,000
S-15034	Junipero Serra Museum ADA Improvements	3	200391	Regional Park Improvement Fund	\$500,000
S-10026	Palisades Park Comfort Station Replacement*	2	200391	Regional Park Improvement Fund	\$50,000
S-10091	Sunset Cliffs Natural Park Hillside Improvements (Trails)	2	200391	Regional Park Improvement Fund	\$1,100,000
<b>TOTAL</b>					<b>\$3,150,000</b>

*\*NOTE: This allocation is considered "pre-Charter" because the \$50,000 proposed for allocation to this project were already within the Regional Park Improvement Fund prior to the voters approving City Charter Section 55.2 in Fiscal Year 2010. The requirements of City Charter Section 55.2 do not apply for this particular allocation.*

**Table 2: Fiscal Year 2016 Proposed Allocations from Regional Park Improvement Fund (to be included in the proposed budget)**

<b>CIP No.</b>	<b>Project Title</b>	<b>Council District</b>	<b>Fund Number</b>	<b>Fund Name</b>	<b>Amount</b>
S-15034	Junipero Serra Museum ADA Improvements	3	200391	Regional Park Improvement Fund	\$500,000
B-10089 AGE-00001	La Jolla Parkway Open Space Erosion and Brow Ditch	1	200391	Regional Park Improvement Fund	\$500,000
S-13008	Mohnike Adobe and Hay Barn Restoration	5	200391	Regional Park Improvement Fund	\$500,000
L-14005	Sunset Cliffs Natural Park Drainage Improvements (includes house demolition)	2	200391	Regional Park Improvement Fund	\$1,000,000
<b>TOTAL</b>					<b>\$2,500,000</b>

ATTACHMENT 4  
REPORT TO THE REGIONAL PARK IMPROVEMENT FUND OVERSIGHT  
COMMITTEE: REGIONAL PARK IMPROVEMENT FUND FIVE-YEAR OUTLOOK



# REPORT

THE CITY OF SAN DIEGO  
TO THE PARK AND RECREATION BOARD

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DATE ISSUED: November 12, 2014 REPORT NO. 101  
ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee  
Agenda of November 20, 2014  
SUBJECT: Recommended Allocations of Fiscal Year 2014 and 2015 Regional Park  
Improvement Funds

## SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to allocate Fiscal Year 2014 and 2015 Regional Park Improvement Funds (RPIF) to the following nine (9) regional park improvement projects:

### FY2014

- Sunset Cliffs Natural Park Hillside Improvements, Phase 2
- Junípero Serra Museum ADA Improvements
- Balboa Park West Mesa Comfort Station Replacements
- Balboa Park Hall of Nations Structural Repair
- EB Scripps Park Comfort Station Replacement

### FY2015

- Junípero Serra Museum ADA Improvements
- Mohnike Adobe and Hay Barn Restoration
- Sunset Cliffs Natural Park Drainage Improvements, Phase 1
- La Jolla Parkway Brow Ditch Repair

Director's Recommendation – Approve the recommendation to allocate Fiscal Year 2014 and 2015 RPIF to the following nine (9) regional park improvement projects:

### Fiscal Year 2014

- Sunset Cliffs Natural Park Hillside Improvements, Phase 2
- Junípero Serra Museum ADA Improvements
- Balboa Park West Mesa Comfort Station Replacements

- Balboa Park Hall of Nations Structural Repair
- EB Scripps Park Comfort Station Replacement

Fiscal Year 2015

- Junípero Serra Museum ADA Improvements
- Mohnike Adobe and Hay Barn Restoration
- Sunset Cliffs Natural Park Drainage Improvements, Phase 1
- La Jolla Parkway Brow Ditch Repair

Other Recommendations – None

Fiscal Impact – The Fiscal Year 2014 funds are available in the unallocated balance of the Regional Park Improvement Fund, Fund No. 200391. It is anticipated the Regional Park Improvement Fund will receive \$2.5 million from the lease revenue generated in Mission Bay Park during Fiscal Year 2015. These funds will be shown as anticipated funds in the City's Fiscal Year 2016 Capital Improvement Program (CIP) budget.

Water and Energy Conservation Status – Not applicable.

Environmental – This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c) (2). The individual projects recommended to be funded will comply with CEQA requirements.

BACKGROUND

The San Diego Regional Park Improvement Fund (RPIF) is one of two capital improvement project funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund. The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, Fiscal Year 2010.

Per the Charter, the RPIF is derived from the first \$2.5 million available or 25%, whichever is greater, of the excess revenue received over a threshold amount of \$23 million in Mission Bay leasehold revenues. The first \$23 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose. The threshold amount drops to \$20 million beginning in Fiscal Year 2015. In Fiscal Year 2014 the RPIF received \$2,500,000 as per the Charter distribution thresholds. Based on recent history and the lowering of the \$23 million threshold to \$20 million this fiscal year, it is anticipated the RPIF will receive \$2.5 million from the Fiscal Year 2015 revenues. The Fiscal Year 2015 revenue will be shown as anticipated in the City's Fiscal Year 2016 CIP budget.

The following table provides a list of previous years' allocations approved by the RPIF Oversight Committee:

Fiscal Year	Project	Amount Allocated
2010	Old Mission Dam Preservation – Mission Trails	\$315,000
2010	Diamond Street Coastal Access	\$100,000
2010	Pescadero Street Coastal Access	\$91,000
2010	Ocean Beach Comfort Station Replacement	\$250,000
2011	California Tower Seismic Retrofit Electrical Room	\$750,000
2011	Museum of Man Roof Repair	\$150,000
2011	Mission Trails Reg. Park Multi Trail System	\$200,000
2011	Cowles Mountain Trail – Mission Trails	\$377,000
2011	Los Peñasquitos Ranger Station	\$200,000
2012	Los Peñasquitos Ranger Station	\$800,000
2012	Sunset Cliffs Natural Park Hillside Improvements	\$270,000
2012	Palisades Park Comfort Station	\$400,000
2012	Coastal Beach Access Projects	\$310,000
2012	Trail for All People	\$231,000
2012	Chollas Lake Playground Renovations	\$989,000
2013	California Tower Seismic Retrofit	\$750,000
2013	Chicano Park Comfort Station Replacement	\$200,000
2013	Mohnike Adobe and Hay Barn Restoration	\$500,000
2013	Sunset Cliffs Natural Park Drainage Improvements	\$1,000,000

## DISCUSSION

In order to move higher dollar projects forward, the Department introduced a five-year funding strategy last year for the RPIF. The advantages of planning the allocation of the RPIF over a five year period include:

- It allows higher dollar projects to be initiated while still leaving funds for smaller projects with shorter timelines.
  - Large projects can take an average of 2-3 years to complete the design and environmental documents, depending upon the complexity of the project and/or environmental issues presented. By assigning future funding to large projects to complete at least a first phase of construction, the design and environmental review can be initiated while still meeting the Charter requirements.
  - Completing the design and environmental documentation also makes the capital project attractive for outside funds, such as grants and private donations which in turn release the financial burden of the RPIF as the only fund source.
  - Flexibility is built into a five-year plan to accommodate changes in a project such as receiving grant funding or unexpected expenses.
- It provides stability and openness on the RPIF allocations by:
  - Looking at long-range funding needs rather than just year to year where higher dollar projects may be neglected due to yearly funding constraints.

- Providing an overview of where RPIF funding is being allocated over time.
- Providing a guiding document for audits, reports to the Advisory Groups, and the Oversight Committee.
- Provides clarity on project priorities and sound reasons for allocation recommendations.
  - First priority is to complete existing CIP projects.
  - Helps to ensure distribution of funding is proportionate with public use, asset condition and other funding sources available. Facilities with high public use and no other source of funding are a higher priority for RPIF.
  - Provides flexibility on when project phases are funded. Although a project initially funded for design must continue to move forward to a Capital Improvement, a five-year outlook allows for funding adjustments to meet a changing environment.
  - Provides Advisory Groups with a clear indication of priority projects, thus informing Advisory Groups whether projects they may be interested in are in the queue to receive RPIF or if alternative funding sources must be sought.

The RPIF cannot be expected to address all the needs within our regional and open space parks. It can be used to move high priority projects forward and will most certainly be use to leverage funding from other sources.

The RPIF recommended allocations for the Fiscal Year 2014 and Fiscal Year 2015 funds, to be used in the Fiscal Year 2015 and Fiscal Year 2016 CIP, are such to take advantage of a five-year outlook to initiate high priority projects with a commitment to see those projects through to the completion of a capital improvement as required by the Charter. The projects recommended were prioritized using Council Policy 800-14, Prioritizing CIP Projects, completing the funding for existing CIP projects, the desire to address needs within various regional parks, support of community or non-profit organizations, need to address environmental concerns, and the probability of receiving grant funding or other outside funding to offset or supplement the RPIF.

## RECOMMENDED ALLOCATIONS

### **Fiscal Year 2014**

The Park and Recreation Department is recommending \$3.1 million of the Fiscal Year 2014 RPIF be allocated to existing CIP projects and to allow the initiation of new CIP projects. The \$3.1 million represents the \$2.5 million received in Fiscal Year 2014 and \$600,000 carried over from previous years. The Department may adjust future year allocation recommendations for the Oversight Committee's review and approval depending on the successful completion of projects that were previously funded by RPIF or other urgent/emergency project needs. Future recommended allocations per the current five-year plan are also shown for each project:

- **Sunset Cliffs Natural Park Hillside Improvements, Phase 2, CIP# S-10091**

*\$1,100,000 for FY15 CIP Budget*

*\$1,000,000 for FY17 CIP Budget*

The design and environmental documentation for this project is complete and phase 1 construction is expected to begin in early 2015. The recommended funding will initiate phase 2 construction of this project which will include trail re-alignments, trail improvements, and storm water and erosion control measures to protect newly constructed trails. It will also re-vegetate disturbed areas within the park utilizing native coastal plants. It is anticipated phase 2 construction will begin in the winter of 2015 or spring of 2016 and be substantially completed by the end of 2016. Plant establishment within the re-vegetated areas will continue to be closely monitored for a minimum of five years after planting operations are complete.

- **Junípero Serra Museum ADA Improvements, New CIP**

*\$500,000 for the FY15 CIP Budget*

*\$500,000 for the FY16 CIP Budget*

*\$500,000 for the FY18 CIP Budget*

The San Diego History Center partnered with the San Diego River Conservancy to develop an Interpretive Master Plan for the Junípero Serra Museum in Presidio Park with the primary goal being to reassert the Museum's importance as an iconic San Diego landmark and valuable nationally recognized historical heritage site. The Master Plan identifies a number of building and site upgrades needed to bring the Museum into compliance with today's standards. Due to its location and surrounding topography, the Museum is not readily accessible to park visitors with disabilities. This single factor severely limits the San Diego History Center from enhancing the Museum's exhibits and offering high quality educational opportunities for San Diego citizens and visitors. There is a strong historical connection between the Museum and the San Diego River. Overlooking the San Diego River, enhancements to the Museum's exhibits will also increase public awareness of the proposed San Diego River Park whose master plan was adopted by the City Council in 2013. The proposed RPIF allocation of \$500,000 for the Fiscal Year 2015 CIP budget will initiate design of the accessibility site improvements.

- **Balboa Park West Mesa Comfort Station Replacement, New CIP**

*\$1,000,000 for the FY15 CIP Budget*

The City of San Diego settled an accessibility related lawsuit by agreeing to upgrade two existing comfort stations located on the west mesa of Balboa Park along 6<sup>th</sup> Ave. One is located near the children's playground and the other is near the intersection of 6<sup>th</sup> Ave. and Nutmeg St. Both comfort stations were originally constructed in 1969 and were rated poor by a facilities condition assessment performed in 2008. Rather than attempting to upgrade these older buildings, the proposed project is to remove the existing comfort stations and bring in new, prefabricated comfort station buildings designed to increase capacity of the comfort stations and to complement Balboa Park. An accessible path of travel to the new comfort stations will also be provided. The proposed funding will implement the design and construction of the project.

- **Balboa Park Hall of Nations Structural Repair, New CIP**

*\$250,000 for the FY15 CIP Budget*

The Hall of Nations building in Balboa Park is one of the original buildings constructed for the 1915 Panama-California Exhibition. When it was built, it was considered to be a temporary structure for the Exhibition; therefore, its foundation was simply of redwood construction. It was not intended to stand for 100 years. The building's foundation has deteriorated to the point where it must be upgraded to protect the structure. The recommended allocation of \$250,000 will added to other City funding to provide design and construction with the goal to complete the project in early 2015 in order to open the building for the park's centennial celebrations.

- **EB Scripps Park Comfort Station Replacement, New CIP**

*\$250,000 for the FY15 CIP Budget*

*\$700,000 for the FY17 CIP Budget*

In 2010 the Park and Recreation Board approved a revised General Development Plan (GDP) for E.B. Scripps Park adjacent to La Jolla Cove. The revised GDP included a number of enhancements to the park, including relocating the comfort station to allow better visual access to the ocean from within the park. The existing comfort station was constructed in the 1990's and is beginning to exhibit significant damage to its metal components due to the salt air. In some areas, the block walls are beginning to fail because the steel reinforcement is beginning to corrode. La Jolla Parks and Beaches, Inc., the recreation council responsible for overseeing the use of the park, has partnered with community organizations and members to begin to raise funds to remove the existing comfort station and construct a new one per the approved GDP. The proposed funding will assist the community efforts in achieving this long-term goal of the park.

### **Fiscal Year 2015**

The Park and Recreation Department is recommending \$2.5 million of the Fiscal Year 2015 RPIF be allocated to existing CIP projects and to allow the initiation of new CIP projects in the Fiscal Year 2016 CIP. These projects would be added to the City's CIP through the annual City budget process which will began in October 2014. Although the Fiscal Year 2015 revenue is currently being collected and the final amount won't be known until early Fiscal Year 2016, the Department is anticipating the RPIF will receive \$2.5 million. These funding allocations will be shown as anticipated funding in the Fiscal Year 2016 CIP budget.

- **Junípero Serra Museum ADA Improvements, New CIP**

*\$500,000 for the FY16 CIP Budget*

*\$500,000 for the FY18 CIP Budget*

The proposed funding will continue the efforts to address accessibility to the museum which will be added to the Fiscal Year 2015 CIP should the recommendations for the Fiscal Year 2014 revenue, as outlined above, be approved.



- **Mohnike Adobe and Hay Barn Restoration, CIP S-13008**

*\$500,000 for the FY16 CIP Budget*

*\$500,000 for the FY19 CIP*

In 2014, the RPIF Oversight Committee and the City Council approved an allocation of \$500,000 of RPIF to initiate the design and historic structures report for the Mohnike Adobe and Hay Barn located in Los Peñasquitos Canyon Preserve. The recommend funding allocation of another \$500,000 will continue those efforts as the project moves toward construction.

- **Sunset Cliffs Natural Park Drainage Improvements, Phase 1, CIP L-14005**

*\$1,000,000 for the FY16 CIP Budget*

*\$2,000,000 for the FY18 CIP Budget*

In 2014, the RPIF Oversight Committee and the City Council approved an allocation of \$1 million of RPIF to initiate the design and environmental review for the Sunset Cliffs Natural Park drainage improvements to arrest soil and coastal bluff erosion within the park. The recommend funding allocation of another \$1 million will continue those efforts as the project moves toward construction.

- **La Jolla Parkway Brow Ditch Repair, CIP AGG-00001**

*\$500,000 for the FY16 CIP Budget*

*\$500,000 for the FY19 CIP Budget*

On the slopes above La Jolla Parkway, just west of Interstate 5 within the Soledad Natural Open Space Park, a number of drainage brow ditches have failed and are no longer properly diverting rain runoff to structures designed to slow soil erosion. An assessment of the existing brow ditches revealed many have failed due to cracking and soil movement. The result is unchecked rain runoff down the slope onto La Jolla Parkway, carrying with it soil which collects on the surface of the street creating a hazard to motorists entering and exiting La Jolla. The recommend funding allocation of \$500,000 will initiate design and begin environmental review on the needed repairs.

The recommendations for the Fiscal Year 2014 and Fiscal Year 2015 revenues have been presented to the appropriate regional park advisory groups via memorandum and, when requested, presentation and discussion. Staff last brought the five-year allocation plan forward to the Oversight Committee in January 2014. Since that time, staff has made several changes to the project allocations based on new project priorities, updated project cost estimates, identification of alternative funding sources for certain projects, and updated estimates of available RPIF revenue.

Attached is an updated five-year allocation plan which lists a number of RPIF eligible projects within our regional and open space parks. This list of projects is by no means an exhaustive list. Some projects such as “Trail Improvements” are very generic in nature and need to be fleshed out to identify the specific improvements needed. Other projects such as the “Sunset Cliffs Park Drainage Improvements, Phase 1” have had technical studies completed with clearly defined scopes of work.

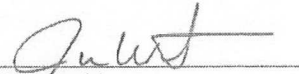
ALTERNATIVES

1. Approve the recommended allocations of the Fiscal Year 2014 and Fiscal Year 2015 Regional Park Improvement Funds with modifications.
2. Do not approve the recommended allocations of the Fiscal Year 2014 and Fiscal Year 2015 Regional Park Improvement Funds for these projects.

Respectfully submitted,



Herman D. Parker, Director  
Park and Recreation Department



Prepared by:  
Jim Winter, Project Officer II  
Park and Recreation Department

Regional Park Improvement Fund Five-Year Recommended Allocations  
 Park and Recreation Department

November 2014

Project	CP 800-14 Priority Score	WBS No.	Est. Cost**	FY 14 Funding FY 15 CIP	% of FY16	FY 15 Funding FY 16 CIP	% of FY17	FY 16 Funding FY 17 CIP	% of FY18	FY 17 Funding FY 18 CIP	% of FY19	FY 18 Funding FY 19 CIP	% of FY19	Subtotal by Area	% of Total by Area
<b>Balboa Park</b>															
California Tower Seismic Retrofit*	68	L12003	\$1,500,000			Const.								\$1,850,000	14%
Half of Nations Structural Repair and ADA Upgrades	58		\$250,000	\$250,000	8%	Const.									
ADA Settlement West Mesa Comfort Stations	63		\$1,000,000	\$1,000,000	32%	Const.									
Museum of Man Seismic Retrofit	47		\$2,000,000									\$600,000	24%	Design	
Park Admin. Bldg. Frontispiece	28		\$1,500,000												
West Arcade Moorish Arch	28		\$1,500,000												
Auto Museum Historic Restoration	28		\$1,000,000												
Muni Gym Historic Restoration	28		\$1,500,000												
Federal Bldg. Entry Historic Restoration	28		\$100,000												
Palm Canyon Bridge Reconstruction	28		\$2,000,000												
Alcazar Garden Arbor Reconstruction	28		\$600,000												
Plaza De Balboa E. Entry Historic Restor.	28		\$400,000												
Sixth Ave. Playground*	44	S00616	TBD												
Golf Course Drive walkway	30		TBD												
Golden Hill Fountain Restoration	28		TBD												
<b>Chicano Park</b>															
Chicano Park Comfort Station*	72	S13003	\$900,000												
<b>Chollas Lake Park</b>															
Chollas Lake Playground Phase 2*	65	S14002	\$1,500,000	TBD										\$0	0%
Chollas Lake Parking Lot Improvements	44		\$300,000												
<b>Coastal Parks &amp; Beaches</b>															
Sunset Cliffs Park Hillside Improvements*	61	S10091	\$2,900,000	\$1,100,000	35%	Const.		\$1,000,000	40%	Const.				\$7,750,000	59%
Sunset Cliffs Park Drainage Phase 1	66	L14005	\$4,000,000	Design		\$1,000,000	40%			\$2,000,000	80%	Const.			
Sunset Cliffs Park Drainage Future phases	64		TBD												
Sunset Cliffs Park Master Plan Implem.	46		TBD												
Coastal Access Improvements 4 Sites*	54	AGF00006	\$2,400,000					\$800,000	32%	Design & Const.					
Ocean Beach Fishing Pier	46		\$7,000,000												
Crystal Pier *	56	S11014	\$8,500,000												
Repair and resurface beach parking lots	46		TBD												
South Mission Beach Comfort Station	43		\$800,000									\$800,000	36%	Design	
EB Scripps Park Comfort Station	43		\$550,000	\$250,000	8%	Design		\$700,000	28%	Const.					
<b>Mission Trails Regional Park</b>															
MTRP Administrative Building*	44	S14016	TBD											\$0	0%
<b>Open Space Parks</b>															
Mohrlike Adobe and Hay Barn Restor.*	67	S13008	\$1,500,000	Design		\$500,000	20%	Const.				\$500,000	20%	Const.	15%
Trail Improvements	45		TBD												

Regional Park Improvement Fund Five-Year Recommended Allocations  
Park and Recreation Department

November 2014

Project	CP 800-14 Priority Score	WBS No.	Est. Cost**	FY 14 Funding FY 15 CIP	% of FY16	FY 15 Funding FY 16 CIP	% of FY17	FY 16 Funding FY 17 CIP	% of FY18	FY 17 Funding FY 18 CIP	% of FY19	FY 18 Funding FY 19 CIP	% of FY19	Subtotal By Area	% of Total By Area
Repair OS park entry and parking lots	42		TBD												
Revegetation	43		TBD												
La Jolla Parkway/Brow Ditch Repair	50		\$1,100,000			\$500,000	20%	Design				\$500,000	20%	Const.	
<b>Otay Valley River Park</b>														\$0	0%
Otay Valley River Park Improvements	43		TBD												
<b>Presidio Park</b>														\$1,500,000	11%
Junipero Serra Museum ADA Improvements	60		\$1,500,000	\$500,000	16%	\$500,000	20%	Design		\$500,000	20%	Const.			
<b>San Diego River</b>														\$0	0%
San Diego River MP Implementation	43		TBD												
<b>Torrey Pines City Park</b>														\$0	0%
Implementation of GDP	47		\$15,000,000												
<b>Recommended Allocations per year</b>				\$3,100,000		\$2,500,000		\$2,500,000		\$2,500,000		\$2,500,000			
								<b>Total over 5 years</b>		\$13,100,000					

\* Denotes existing CIP Projects

\*\* Cost estimates indicated come from a variety of sources and are to provide a general guide for planning purposes only. Estimates are shown in 2014 dollars. They are subject to change as project information is more clearly defined.

Color Key

Parks identified in Charter as eligible for funds

Revisions to five-year plan presented in 2013/2014

Design - funding to initiate design

Const. - funding for construction

The City of San Diego  
**COMPTROLLER'S CERTIFICATE**

**CERTIFICATE OF UNALLOTTED BALANCE**

ORIGINATING CC 3000007744  
 DEPT. NO.: 1714

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \$5,410,226.48

Purpose: To authorize reallocation of FY15 appropriations per Attachment 1 & Attachment 2 of 1472 Park and Recreation Department Fiscal Year 2015 Capital Improvement Program Budget.

Date: April 13, 2015 By: James Long

*James Long*  
 COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

Doc. Item	Funded Program	Fund	Grant Number	G/L Account	Functional Area	Business Area	Fund Center or Cost Center	Internal Order or WBS Element	Original Amount
001	AGF00005	200391		512117	OTHR-00000000-CL		1714111211	A-GF.00005	\$3,150,000.00
002	13000908	200636		512117	OTHR-00000000-GG			13000908	\$417,538.00
003	13001741	200636		512117	OTHR-00000000-GG			13001741	\$321,942.00
004	13001799	200636		512117	OTHR-00000000-GG			13001799	\$207,250.00
005	B11100	400265		512117	OTHR-00000000-GF			B-11100.07.01	\$6,743.46
006	Non-Program	200109		516014	OTHR-00000000-CL		1714181403		\$625,048.00
007	ABC00001	400035		512117	OTHR-00000000-FI		1912000001	A-BC.00001	\$221,444.40
008	S00808	400129		512117	OTHR-00000000-CL			S-00808.07.01	\$250,000.00
009	AGF00001	400265		512117	OTHR-00000000-CL		1714111211	A-GF.00001	\$210,261.08
<b>TOTAL AMOUNT</b>									<b>\$5,410,226.94</b>

FUND OVERRIDE

**CERTIFICATION OF UNENCUMBERED BALANCE**

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: \_\_\_\_\_

Vendor: \_\_\_\_\_

Purpose: \_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

Doc. Item	Funded Program	Fund	Grant Number	G/L Account	Functional Area	Business Area	Fund Center or Cost Center	Internal Order or WBS Element	Original Amount
<b>TOTAL AMOUNT</b>									