



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: July 12, 2016 REPORT NO. 101

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee  
Agenda of July 21, 2016

SUBJECT: Regional Park Improvement Fund Allocation to Emergency Coastal  
Access Stairway Reconstruction at 100-202 Coast Boulevard in La Jolla  
and Delay of Coastal Access Stairway Improvements at Orchard Avenue,  
Capri by the Sea, and Old Salt Pool until Fiscal Year 2018

### SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to reallocate up to \$387,000 of Regional Park Improvement Fund (RPIF) to the emergency coastal access stairway reconstruction at 100-202 Coast Boulevard and delay construction of the coastal access projects at Orchard Avenue, Capri by the Sea, and Old Salt Pool within AGF00006, Coastal Erosion and Access?

Director's Recommendation – Approve the recommendation to reallocate \$387,000 of RPIF fund to the emergency coastal access stairway reconstruction at 100-202 Coast Boulevard and delay construction of the coastal access projects at Orchard Avenue, Capri by the Sea, and Old Salt Pool within AGF00006, Coastal Erosion and Access.

Other Recommendations – Allocate RPIF in the Fiscal Year 2018 Capital Improvement Program (CIP) to refund the coastal access projects located at Orchard Avenue, Capri by the Sea, and Old Salt Pool at a future Oversight Committee meeting.

Fiscal Impact – The need to fund this emergency project will require revisions to the five-year funding plan presented and approved at the November 19, 2015, meeting of the Regional Park Improvement Fund Oversight Committee. The proposed revisions to the five-year funding plan will be discussed below.

Water and Energy Conservation Status – Not applicable.

Environmental – The recommended project will comply with California Environmental Quality Act (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, with the start of Fiscal Year 2010.

Per the Charter, 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 \$20 million in Mission Bay leasehold revenues. The first \$20 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose.

Previous fund allocations approved by the RPIF Oversight Committee to the Coastal Erosion and Access projects were:

<b>Fiscal Year</b>	<b>Project Name</b>	<b>Status</b>	<b>Funding</b>
FY 2010	Diamond Street Access	Complete	\$100,000
	Pescadero Street Access	Complete	\$91,000
FY 2012	Orchard Ave., Capri by the Sea, Old Salt Pool	Bid ready	\$310,000
FY 2016	Orchard Ave., Capri by the Sea, Old Salt Pool	Bid ready	<u>\$100,000</u>
	<b>Total to Date</b>		<b>\$601,000</b>

Of the \$410,000 allocated to Orchard Avenue, Capri by the Sea, and Old Salt Pool access projects, \$387,417.52 remains as of July 2016. Under this proposed action, \$387,000 of this remaining amount would be transferred to the emergency coastal access project at 100-202 Coast Boulevard upon approval of this action.

## DISCUSSION

The beach access stairway at 100-202 Coast Boulevard is located at the end of a walkway that connects Coast Boulevard with Horseshoe Beach, which is located just south of Nicholson Point and Whale View Point. See Attachment 1. The stairway was destroyed by storm surf last winter due to the combined King Tides of December 2015 and El Niño storms of January 2016. The stairs provide beach access for a large stretch of public beach in the La Jolla area and need to be replaced. Alternate access points to Horseshoe Beach via Marine Street and Sea Lane do not provide direct access to the north end of this beach.

In a memorandum addressed to the Assistant Park and Recreation Director, the City's Lifeguard Chief expressed a concern for public safety due to the closed stairway causing increased response times should a rescue need to be made or emergency assistance provided in the vicinity of 100-202 Coast Boulevard along Horseshoe Beach (Attachment 2). Upon receiving this memorandum, the Park and Recreation Department Director then sent a memo to the City Engineer requesting the replacement of this beach access stairway be declared an emergency project (Attachment 3) to which the City Engineer agreed.





Foundation of stairway now unsupported



Remains of wooden stairway after storms.  
Wood has since been removed and the access point barricaded.

The City's emergency project process is to initiate plans and repairs immediately with the necessary permits and environmental studies being performed upon completion of the repair.

While the City does maintain an emergency Capital Improvement Program (CIP) fund, it is incumbent upon the managing department of the asset being repaired to identify funding for those repairs to directly pay for the work and/or to reimburse the emergency CIP fund in a timely manner.

## RECOMMENDED ALLOCATIONS

The Park and Recreation Department is recommending work on the coastal access projects at Orchard Ave, Capri by the Sea, and Old Salt Pool be temporally suspended and the remaining funds of approximately \$387,000 in those project be reallocated to the emergency coastal access project at 100-202 Coast Boulevard. While the \$387,000 may not be sufficient to fully fund the emergency project, it will be enough to complete design work and identify total project cost. The Public Works Department is currently working with engineers and contractors to determine the funding needed. The Park and Recreation Department may need to identify additional funding sources to initiate construction. In addition to design and construction, funding will also be needed to secure the proper permits and environmental determinations. Other funding sources, including future allocations from the RPIF, may be necessary should project costs exceed this initial \$387,000 allocation. If a future RPIF allocation is required, staff will bring an action item to a future oversight committee meeting.

The Park and Recreation Department is recommending to temporarily suspend work on the coastal access projects at Orchard Avenue, Capri by the Sea, and Old Salt Pool for several reasons:

- These three access points, although damaged, are not closed and still allow the public access to the beach without risk to park users
- Lifeguards have not identified the three access points as causing delays in their response times to emergencies and rescues
- The proposed reallocation is delaying other coastal access projects but is not affecting Regional Park Improvement Fund projects located within another regional park, such as Balboa Park or Los Peñasquitos Canyon Preserve
- The funds are needed quickly; transferring funds from one project to another within an annual allocation can be done administratively without additional City Council authorization


With minor adjustments in the Regional Park Improvement Fund five-year plan, the three suspended coastal access projects can be funded again in the Fiscal Year 2018 capital improvements program budget upon approval from the Oversight Committee when the Fiscal Year 2018 recommendation are brought forward for review (Attachment 4). Staff anticipates bringing a recommended update to the five-year financial outlook to the oversight committee in November.

Approving this fund transfer will delay construction of the three access points for approximately 18 months. Delaying projects that are ready for bidding is not preferred, but with limited funding alternatives for shoreline projects, the Park and Recreation Department considers this to be the best approach with the least impact on the RPIF.


## ALTERNATIVES

1. Approve the recommended reallocation of \$387,000 of Regional Park Improvement Funds from the Orchard Avenue, Capri by the Sea, and Old Salt Pool coastal access projects to the 100-202 Coast Boulevard emergency stairway replacement project.
2. Do not approve the recommended reallocation of \$387,000 of Regional Park Improvement Funds from the Orchard Avenue, Capri by the Sea, and Old Salt Pool coastal access projects to the 100-202 Coast Boulevard emergency stairway replacement project.

Respectfully submitted,



Herman D. Parker, Director  
Park and Recreation Department



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

Attachment 1 – Aerial view of 100-202 Coastal Access Point

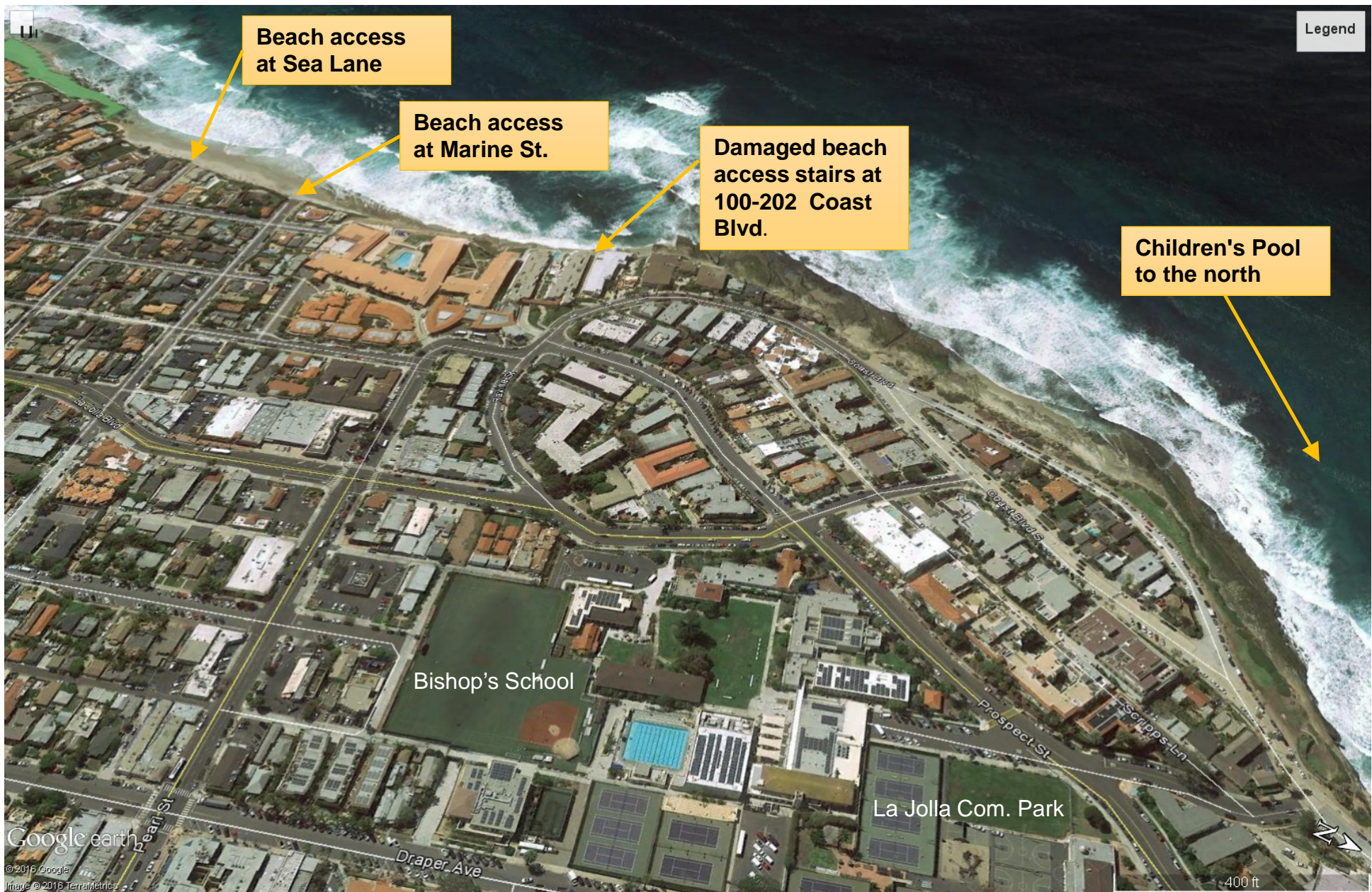
Attachment 2 – Memo from Lifeguard Chief

Attachment 3 – Memo to City Engineer Requesting Emergency Project Status

Attachment 4 – Updated Regional Park Improvement Fund Five-Year Recommended  
Allocations

cc: Richard Leja, Deputy Director, Public Works Department  
Bruce Martinez, Deputy Director, Developed Regional Parks





## Attachment 1

100-202 Coast Blvd. Beach Access Stairway

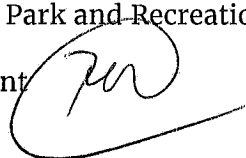


THE CITY OF SAN DIEGO

MEMORANDUM

DATE: June 17, 2016

TO: Andy Field, Assistant Park and Recreation Director, Park and Recreation

FROM: Rick Wurts, Lifeguard Chief, Fire-Rescue Department 

SUBJECT: Stairway at 202 Coast Boulevard

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During the 2015/16 winter season, San Diego beaches experienced large and powerful surf associated with several storms. These conditions have caused significant damage to the stairway at 202 Coast Blvd in La Jolla. The stairway for beach access is unusable and currently closed and fenced off.

The inability to utilize the beach access at the foot of 202 Coast Blvd will cause Lifeguard personnel to experience delayed responses to beach emergencies and water rescues at this location. Lifeguard personnel have developed alternative response plans while this access is closed. The alternative access points create a 2-4 minute delay to the water and beach area (depending on the level of surf, beach conditions, time of day and time of the year). This is a substantial delay, especially for water related emergencies. Additionally, firefighters, paramedics and lifeguards who must remove patients from this beach will experience longer extrication times.

Based on this public safety concern, I'm requesting an emergency repair of this stairway.

Rick Wurts  
Lifeguard Chief

RW/JG/jg

Cc: Colin Stowell, Assistant Fire Chief, Fire-Rescue Department





THE CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: June 23, 2016

TO: James Nagelvoort, Director & City Engineer, Public Works Department

FROM: Herman D. Parker, Director, Park and Recreation Department

SUBJECT: Emergency Replacement of Beach Access Stairway at 100-202 Coast Boulevard

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This memorandum is to request authorization for declaration of an emergency in order to expedite permitting and contracting associated with replacement of the beach access stairway located on public rights of way between the private properties at 100 and 202 Coast Boulevard just south of Nicholson Point in La Jolla. The existing beach access stairway was destroyed by storm surf in the winter of 2015-16 due to the king tides of December 2015 and El Niño storms of January 2016. The stairway is situated at the end of the pedestrian public right of way access and is situated along a sea wall between two large residential complexes.

On April 19, 2016, Park and Recreation staff submitted a project intake form to Public Works to determine whether the remaining structure could be repaired or if a new structure must be constructed (Attachment 1). On May 5, 2016, Public Works staff met with Park and Recreation staff at a project kick-off meeting to review the known facts about the stairway and provide information necessary to develop project scope. Over the past month, Public Works staff inspected the stairs and have determined a complete replacement of the stairs is necessary in part due to significant damage to the base foundation of the staircase.

In a recent memo from the Fire-Rescue Department (Attachment 2), Lifeguard Chief Rick Wurts notes that the loss of beach access at 100-202 Coast Boulevard "will cause Lifeguard personnel to experience delayed responses to beach emergencies and water rescues" at the north end of the sandy beach in this part of La Jolla. The only other public access points to this sandy beach are to the south at Marine Street and Sea Lane. Chief Wurts states that using these "alternative access points create a 2-4 minute delay to the water and beach area," which is considered "substantial" for water-related emergencies.

Given this public safety concern due to the loss of this beach access stairway as indicated by Chief Wurts' memo, I request that you initiate actions necessary to reconstruct the stairway in a timely and expeditious manner.



Page 2  
James Nagelvoort  
June 23, 2016

Staff from the Park and Recreation Department are ready to assist you with the necessary contract actions. If you have any questions, please contact Assistant Director Andrew Field at (619) 235-1110 or Deputy Director Bruce Martinez at (619) 235-1157.



Herman D. Parker  
Director

HP:af

Attachments:

1. April 19, 2016 Project Intake Form for Beach Access Stairway at 100-202 Coast Boulevard (with photos)
2. June 17, 2016 Memo from Lifeguard Chief Rick Wurts Re: Response Time Impacts due to the loss of the beach stairway at 100-202 Coast Boulevard

cc: Stacey LoMedico, Assistant Chief Operating Officer  
Brian Fennessy, Fire Chief, Fire-Rescue Department  
Paz Gomez, Deputy Chief Operating Officer, Infrastructure/Public Works  
David Graham, Deputy Chief Operating Officer, Neighborhood Services  
Shelley Zimmerman, Chief of Police, Police Department  
Julio Canizal, Director, Risk Management Department  
Kris McFadden, Director, Transportation and Storm Water Department  
Andrew Field, Assistant Director, Park and Recreation Department  
Marnell Gibson, Assistant Director, Public Works Department  
Richard Leja, Deputy Director, Public Works Department  
Bruce Martinez, Deputy Director, Park and Recreation Department  
Rick Wurts, Lifeguard Chief, Fire-Rescue Department  
Jim Winter, Project Officer II, Park and Recreation Department  
Paul Jacob, Associate Civil Engineer, Park and Recreation Department  
Daniel Daneri, District Manager, Park and Recreation Department

# Regional Park Improvement Fund Five-Year Recommended Allocations

Park and Recreation Department

Attachment 4

Updated July 8, 2016

REGIONAL PARK IMPROVEMENT FUND PROPOSED ALLOCATIONS																
Project	CP 800-14 Priority Score	WBS No.	Est. Cost**	Previous RPIF Allocations	FY 17 Funding FY 18 CIP	% of FY16	FY 18 Funding FY 19 CIP	% of FY17	FY 19 Funding FY 20 CIP	% of FY18	FY 20 Funding FY 21 CIP	% of FY19	FY 21 Funding FY 22 CIP	% of FY20	Current FY Subtotal by Area	% of Total By Area
<b>Balboa Park</b>															\$0	0%
California Tower Seismic Retrofit	68	L12003	\$2,500,000	\$1,500,000	\$1M in other funding identified											
West Mesa Comfort Stations Replacement (Nutmeg St/Thorn St)	63	S15036	\$1,500,000	\$1,300,000	Other funding identified											
Bud Kearns Aquatic Improvements	57	S17000	\$1,500,000	\$500,000					\$700,000	28%	Const.					
Museum of Man Seismic Retrofit	47		\$2,000,000				\$600,000	24%	Design		\$1,400,000	56%	Const.			
Building 8 (Navy Medical Library) Improvements	38		\$2,100,000													
Botanical Building Restoration	TBD		\$3,000,000													
Palm Canyon Arboretum and Nature Trail	TBD		\$150,000													
Park Admin. Bldg. Improvements (HVAC, Fire Suppression, ADA)	TBD		\$6,400,000													
Park Admin. Bldg. Frontispiece	28		\$1,500,000													
Organ Pavilion Parking Structure	TBD		\$40,000,000													
Park Lighting Improvements - Central Mesa	TBD		\$600,000													
West Arcade Moorish Arch Ornamentation	28		\$1,500,000													
Auto Museum Historic Restoration	28		\$1,000,000													
Municipal Gymnasium Historic Restoration	28		\$1,500,000													
Federal Bldg. Entry Historic Restoration	28		\$100,000													
Palm Canyon (Honeymoon) Bridge Construction	TBD		\$2,000,000													
Alcazar Garden Arbor Reconstruction	28		\$600,000													
Plaza de Balboa East Entry Historic Restoration	28		\$400,000													
Sixth Avenue Playground Phase 2	44		\$1,300,000													
Golf Course Drive Multi-Purpose Pathway	50	S15040	TBD													
Balboa Park Parking Lot Improvements - Balboa Drive, Marston Point Parking Lot, West Mesa Parking Lots, Palisades Parking Lot, Fleet Parking Lot, Pepper Grove Parking Lot, El Prado	TBD		\$3,000,000													
Balboa Park Sidewalk Improvements including Accessibility	TBD		\$1,500,000													
<b>Chicano Park</b>															\$0	0%
Chicano Park Comfort Station	72	S13003	\$900,000	\$200,000	Other funding identified											
Bay Bridge Community Center Improvements	TBD		\$4,100,000													
<b>Chollas Lake Park</b>															\$0	0%
Chollas Lake Playground Phase 2	65	S14002	\$1,500,000	\$989,000	Other funding identified											
Chollas Lake Electricity Installation (Solar)	TBD		\$300,000													
Chollas Lake Improvements	TBD		TBD													
<b>Coastal Parks &amp; Beaches</b>															\$2,000,000	80%
Sunset Cliffs Park Hillside Improvements	61	S10091	\$2,900,000	\$2,370,000												
Sunset Cliffs Park Drainage Phase 1	66	L14005	\$4,000,000	\$2,000,000	\$1,000,000	40%	Const.		\$1,000,000	Const.						
Sunset Cliffs Park Drainage Future phases	64		\$4,000,000								\$1,100,000	44%	Design			

# Regional Park Improvement Fund Five-Year Recommended Allocations

## Park and Recreation Department

Updated July 8, 2016

Updated July 8, 2016

					REGIONAL PARK IMPROVEMENT FUND PROPOSED ALLOCATIONS												
Project	CP 800-14 Priority Score	WBS No.	Est. Cost**	Previous RPIF Allocations	FY 17 Funding FY 18 CIP	% of FY16	FY 18 Funding FY 19 CIP	% of FY17	FY 19 Funding FY 20 CIP	% of FY18	FY 20 Funding FY 21 CIP	% of FY19	FY 21 Funding FY 22 CIP	% of FY19	Current FY Subtotal by Area	% of Total By Area	
Sunset Cliffs Park Master Plan Implementation	46		TBD														
Coastal Access Improvements (Next Up: 202 Coast Blvd, Bermuda Ave)	54	AGF00006	\$2,400,000	\$601,000	\$1,000,000	40%	Design & Const.		\$800,000	32%	Design & Const.						
Ocean Beach Fishing Pier (condition assessment pending)	46		\$7,000,000														
Dog Beach Walkway Improvements	TBD		\$650,000														
Whaleview Point (La Jolla) Master Plan Implementation	TBD		\$2,200,000														
Repair and resurface beach parking lots	46		TBD				\$400,000	16%	Design &Const.								
South Mission Beach Comfort Station	43		\$900,000				\$ 1,000,000	40%	Design &Const.								
EB Scripps Park/La Jolla Cove Pavilion and Comfort Station	43	S15035	\$950,000	\$950,000													
Mission Trails Regional Park															\$0	0%	
East Fortuna Staging Area Field Building	44	S14016	\$4,500,000														
Open Space Parks															\$0	0%	
Mohnike Adobe and Hay Barn Restoration	67	S13008	\$1,500,000	\$1,000,000													
General OS Trail Improvements	45		\$5,000,000														
Repair OS park entry and parking lots	42		TBD														
Revegetation	43		TBD														
La Jolla Parkway Erosion	50	B10089/ AGE00001	\$1,100,000	\$500,000			\$500,000	20%	Const.								
Otay Valley River Park															\$0	0%	
Otay Valley River Park Improvements	43		TBD														
Presidio Park															\$500,000	20%	
Junipero Serra Museum ADA Improvements	60	S15034	\$1,500,000	\$1,000,000	\$500,000	20%	Const.										
Presidio Drive Improvements	TBD		\$3,000,000														
San Diego River															\$0	0%	
San Diego River Master Plan Implementation	43		TBD														
Torrey Pines City Park															\$0	0%	
Implementation of General Development Plan (Accessibility, Storm Water, Parking, Trail Improvements, etc.)	47		\$15,000,000														
Recommended Allocations per year					\$2,500,000		\$2,500,000		\$2,500,000		\$2,500,000						
					Total over 5 years										\$10,000,000		

\* Denotes existing CIP Projects

\*\* Cost estimates indicated come from a variety of sources and are to provide a general guide for planning purposes only. All estimates are subject to change as project scope is more clearly defined.

Priority Score TBD indicates score will be determined when project scope is more clearly defined.

### Color Key:

Parks identified in Charter as eligible for funds

Design - funding to initiate design

Const. - funding for construction