



THE CITY OF SAN DIEGO  
TO THE PARK AND RECREATION BOARD

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DATE ISSUED: March 16, 2017

REPORT NO. 201

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee  
Agenda of March 16, 2017

SUBJECT: Semi-Annual Projects Update - Allocation and Expenditure of Regional  
Park Improvement Funds

SUMMARY

This report provides an update on the projects with Regional Park Improvement Funds from revenues received for the Fiscal Years 2010 through Fiscal Year 2017 3rd Qtr. This is an information item only. There are no actions required for this item.

BACKGROUND

The San Diego Regional Park Improvement Fund (Regional Park Fund) is one of two Capital Improvements Program 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 (FY) 2010.

Per the Charter, the Regional Park Fund 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.

The purpose of the Regional Park Fund is to support capital improvements projects in San Diego Regional Parks, as identified in the City Charter or by City Council Ordinance. San Diego Regional Parks include Chollas Lake Park, Balboa Park, Mission Trails Regional Park, Otay Valley River Park, Presidio Park, San Diego River Park, Torrey Pines City Park (City Council Ordinance O-20088), Chicano Park (Ordinance O-20311), open space parks and coastal beaches along with contiguous coastal parks.

Fund allocations were made at the recommendation of the Park and Recreation Department pursuant to the Oversight Committee approval as a means to address funding needs for ongoing

regional park CIP projects to cover changes in project scope and construction change orders, develop a long-range funding strategy for future multi-million dollar projects and have funding available for grant match opportunities

From Fiscal Year 2010 through Fiscal Year 2013, 19 projects received a total of \$8,406,675 in Regional Park Funds. In November 2014 the Oversight Committee approved the allocation of \$3,100,000 to new and existing CIP projects; the City Council approved these allocations on May 12, 2015. The \$3,100,000 included \$2,500,000 of lease revenue received during Fiscal Year 2014 plus \$600,000 of carry over fund balance which included accrued interest. The Oversight Committee also approved the allocation of \$2,500,000 of lease revenue made available from the Fiscal Year 2015 lease revenue. These allocations were included in the Fiscal Year 2016 Capital Improvements Program budget per the appropriation ordinance.

*Fiscal Year 2015 Fund Allocations*

- Junipero Serra Museum ADA Improvements - \$500,000
- Mohnike Adobe and Hay Barn Restoration - \$500,000
- Sunset Cliffs Natural Park Drainage Improvements, Phase 1 - \$1,000,000
- La Jolla Parkway/Mt Soledad Erosion Control - \$500,000

*Fiscal Year 2016 Fund Allocations*

The Fiscal Year 2016 fund allocations were approved by the Oversight Committee on November 19, 2015 and will be incorporated into the City's Fiscal Year 2017 Capital Improvement Program Budget for approval by the City Council in June 2016.

- Balboa Park West Mesa Comfort Stations Replacement - \$300,000
- Bud Kearns Aquatic Complex Improvements Phase II - \$500,000
- Sunset Cliffs Hillside Improvements - \$1,000,000
- E.B. Scripps Park Comfort Station (La Jolla Cove Pavilion) - \$700,000

On the following page, Table 1 summarizes the amount of funds received per City Charter Section 55.2 distribution thresholds, allocated to CIP Projects as per prior Oversight Committee approvals and available to date (Carry-Over Balance) by fiscal year. The Carry-Over Balance shown below does not include interest earned by the fund over the years. The funds indicated below for Fiscal Year 2016 are anticipated and will be certified by the Comptroller's Department later in October 2016.

City Charter Article V, Section 55.2(a)(1) states Capital Improvement means "physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental 'improvement' of a natural asset." To that end, the Oversight Committee approved allocations of Regional Park Funds in the Capital Improvement projects summarized below by Fiscal Year.

Fiscal Year	Fund Balance	Mission Bay Park Lease Revenue	Interest Earnings	Project Allocations + Balances	Total
2011	\$4,543,759.00	\$1,695,825.00	\$51,198.00	\$(2,236,051.00)	\$8,526,833.00
2012	\$5,717,790.00	\$2,500,000.00	\$53,336.00	\$1,416,726.00	\$6,854,400.00
2013	\$6,854,567.00	\$2,500,000.00	\$39,403.00	\$1,061,636.00	\$8,332,334.00
2014	\$8,560,201.00	\$2,500,000.00	\$38,998.00	\$843,552.00	\$10,255,647.00
2015	\$10,268,454.00	\$2,500,000.00	\$55,608.00	\$4,102,772.00	\$8,721,290.00
2016*	\$11,213,682.00	\$2,500,000.00	-	\$4,992,392.00	\$8,721,290.00

\*Proposed Budget unaudited numbers

Table 1: Regional Park Fund Revenue, Allocation and Carry-Over by Fiscal Year

## DISCUSSION

The status of projects partially or wholly funded by the Regional Park Improvement Fund is described below:

### ***Old Mission Dam Preservation, WBS # S00611 – City Council District 7***

Total Project Cost: \$ 917,933

The project received a Fiscal Year 2010 Regional Park Improvement Fund allocation in the amount of \$747,933 to complete the Mitigation, Monitoring, and Reporting Program requirements associated with the 2008 dredging of the historic dam and approvals for permitting the long-term dredging. This project is in its five-year mitigation monitoring stage which is expected to be completed in Fiscal Year 2018. The 5-year MMRP was extended due to default by the maintenance contractor and time to obtain a new contractor through the bonding agency.

### ***Mission Trails Regional Park Multi Trail System, WBS # S10066 – City Council District 7***

Total Project Cost: \$215,000

The project received Regional Park Improvement Fund allocation of \$300,000 in FY10. In FY 2011 the allocation was reduced to \$215,000 to provide for design, engineering and construction of approximately 5,000 linear feet of new (realignment) trail and rehabilitation of approximately 3,500 linear feet of existing trail. Project is currently going through park master plan and environmental assessment which is anticipated to take approximately one year to complete. This project is managed by Park and Recreation Department. Construction is scheduled to be completed in Fiscal Year 2018.

***Cowles Mountain Trail – Mission Trails, WBS # S10065 – City Council District 7***

Total Project Cost: \$400,000

The project received a Fiscal Year 2011 Regional Park Improvement Fund allocation in the amount of \$ 400,000 to provide for design, engineering, construction, and installation of structures, as well as the rehabilitation and installation of appropriate material to re-establish approximately 2,000 linear feet of existing trail. This project is managed by Park and Recreation Department. Construction is scheduled to be completed in Fiscal Year 2017.

***Coastal Beach Access, WBS # B14073 – City Council District 2***

*Old Salt Pool, Capri by the Sea and Orchard Avenue*

Total Project Cost: \$450,000

This project received a Fiscal Year 2012 Regional Park Improvement Fund allocation in the amount of \$310,000 in the approved Fiscal Year 2014 budget and \$185,000 in FY 2016. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the repair and re-construction of three coastal access stairs at Old Salt Pool in Ocean Beach just south of the OB pier, Capri by the Sea in Pacific Beach, and Orchard Avenue in Ocean Beach. The design phase is complete. The project was temporarily suspended due to reallocation of \$387,000 from the existing funds in order to fund the 100-202 Coast Boulevard emergency project B-17029 per the Oversight Committee Action on July 21, 2016.

Bid & Award phase to resume upon reallocation of all the required funds to the project. Construction to start in FY18.

***Coastal Beach Access, WBS # B17029 – City Council District 2***

*100-202 Coast Boulevard*

Total Project Cost: \$600,000

This project received fund transfer of \$387,000 from Project B14073 per the Oversight Committee Action on July 21, 2016.

The project design is complete. In communication with neighboring HOA. Construction is estimated to start in FY17

***Chollas Lake Park Playground Renovations, WBS # S14002 – City Council District 4***

Total Project Cost: \$1,739,000

The project received FY 2012 Regional Park Funds of \$989,000. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of two playgrounds at Chollas Lake Park to replace existing playgrounds.

The project is in the Bid/Award phase. Construction is scheduled to start in Fiscal Year 2017 and complete in Fiscal Year 2018.

***California Tower Seismic Retrofit, WBS # L12003.2 – City Council District 3***

Total Project Cost: \$2,916,000

This Project received a Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$750,000 in Fiscal Year 2015 and an additional \$750,000 in Fiscal Year 2016. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of seismic enhancements of the tower. An additional \$650,000 allocation was approved by the Oversight Committee on January 19, 2017. The City Council must approve this \$650,000 allocation as part of the FY18 budget approval.

Design to complete in Fiscal Year 2017. Construction is expected to start in Fiscal year 2018 and complete in Fiscal Year 2019.

***Chicano Park Comfort Station Replacement, WBS # S13003 – City Council District 4***

Total Project Cost: \$1,160,000

The project received Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$200,000. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of the comfort station.

Project is in construction and is scheduled to complete in Fiscal Year 2017.

***Mohnike Adobe and Hay Barn Restoration, S13008 -- City Council District 5***

Total Project Cost: TBD

This project received a Fiscal Year 2013 Regional Park Improvement Fund allocation in the amount of \$500,000 in Fiscal Year 2014 and an additional \$500,000 in Fiscal Year 2015. Additional Environmental Growth Fund allocations are also planned for this project. This funding will ensure the highest priority renovations to protect these historic structures.

Funds from this project were reallocated to fund both the emergency repairs of the coastal access stairs at 100-202 Coast Boulevard project B-17029 and the 3 beach access project at Old Salt Pool, Capri by the Sea and Orchard Ave B-14073. The reallocation the Oversight Committee approved was up to \$1,000,000 of Regional Park Improvements, but once remaining charges to Mohnike Adobe and Hay Barn Restoration were reconciled, the final amount transferred was \$852,402. \$1,000,000, was approved per the Oversight Committee Action on January 19, 2006 for re-allocation to the project.

The feasibility study phase was completed. Once a repair method is selected, the design and environmental permitting phase will begin. Construction is estimated to start in FY19 following the restoration of the needed funds.

***Sunset Cliffs Natural Park - Hillside Improvements, WBS # S10091 – City Council District 2***

Total Project Cost: \$1,000,000 (Phase IA- L16001.1); \$3,200,000 (Phase IB – L16001.2)

The project received a Fiscal Year 2012 Regional Park Improvement Fund allocation in the

amount of \$270,000 in the approved Fiscal Year 2014 budget and an additional \$1,100,000 of Fiscal Year 2014 funds in the amended Fiscal Year 2015 for the construction of the project. An \$800,000 was granted by the Coastal Conservancy.

Construction of phase I improvements was completed in Fiscal Year 2016. The Phase II design to complete in Fiscal Year 2017 and construction to start and complete in Fiscal Year 2018.

5 year MMRP Phase 1A ends Fiscal Year 2021 & Phase 1B ends Fiscal Year 2023.

***Sunset Cliffs Natural Park - Removal of Lomaland Dr. and Ladera Street structures, WBS # L14005.1- Phase I- City Council District 2***

Total Project Cost: \$835,000

This project received Fiscal Year 2015 Regional Park Improvement Fund allocations in the amount of \$456,000. The scope of Phase I will address the removal of the estate houses; re-grading and re-vegetating the affected areas; the construction of needed drainage facilities and the construction of trails and overlooks consistent with the community master plan.

Design began in Fiscal Year 2016. Construction is estimated to start in Fiscal Year 2019 and complete in Fiscal Year 2020.

***Sunset Cliffs Natural Park - Drainage Improvements, WBS # L14005.2 -Phase II- City Council District 2***

Total Project Cost: \$4,000,000

This project received Regional Park Improvement Fund allocations in the amount of \$1,000,000 in Fiscal year 2013 and 1,000,000 in Fiscal Year 2015. The scope of the Phase II will address the overall drainage issues and the current erosion within the park.

Design started in Fiscal Year 2016. Construction is estimated to start in Fiscal Year 2020 and complete in Fiscal Year 2021.

***La Jolla Parkway/Mt Soledad Erosion Control, WBS # B10089 - City Council District 1***

Total Project Cost: TBD

This project received a Fiscal Year 2015 Regional Park Improvement Fund allocation in the amount of \$544K to prepare an alternative analysis study to address the repair of the failing brow ditches and stabilize the slope on the east side of La Jolla Parkway.

Feasibility study is in progress. Design is estimated to start in Fiscal Year 2018 upon the selection of method of repairs. Construction is estimated to start in Fiscal Year 2018.

***Junipero Serra Museum Accessibility Improvements, WBS # S15034 - City Council District 3***

Total Project Cost: TBD

The project received a Fiscal Year 2015 and Fiscal Year 2016 Regional Park Improvement Fund allocation in the amount of \$500,000 each year to address accessibility needs at the museum. An additional \$500,000 of Regional Park Funds was approved by the Oversight Committee on January 19, 2017 to be added to the project in Fiscal Year 2018. Project remains in Feasibility study phase due to project scope change.

Feasibility study to complete in FY18. Design to start in Fiscal Year 2018 and complete in FY19. Construction to complete in Fiscal Year 2020

***Balboa Park West Mesa Comfort Stations Replacement, WBS # S15036 - City Council District 3***

Total Project Cost: \$1,492,574

This project received Fiscal Year 2014 Regional Park Funds in the amount of \$1,000,000 to replace two existing comfort stations with new facilities on the west mesa of Balboa Park. An additional \$300k was approved by the Oversight Committee in FY16 and another \$200k was approved by the Committee on January 19, 2017 to be added to the FY18 CIP budget.

The design phase started in Fiscal Year 2016. Construction is estimated to start in Fiscal Year 2018 and complete in Fiscal Year 2019.

***EB Scripps Park Comfort Station Replacement, WBS # S15035 - City Council District 1***

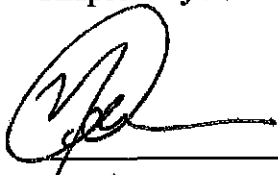
Total Project Cost: \$2,930,000

This project received Fiscal Year 2014 Regional Park Funds in the amount of \$250K for the preparation of construction documents for the replacement of the existing comfort station located at the EB Scripps Park. The project received another \$700k or Regional Park Fund in FY16. Additional funds will be needed for construction in FY19.

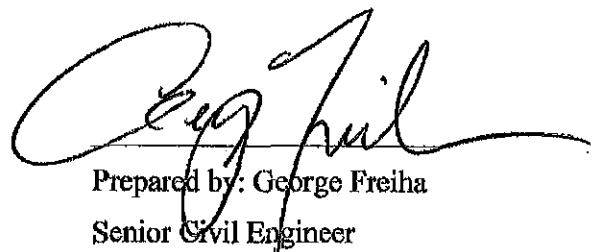
The design phase started in Fiscal year 2016. Construction is estimated to start in Fiscal Year 2019 and complete in Fiscal Year 2021.

Attachment A shows a summary of active projects with Regional Park Fund allocations and their expenditures/encumbrances to date. Attachment B shows a summary of completed projects.

Respectfully submitted,



Mark Nassar, Deputy Director  
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**Attachments: Attachment A - Summary of Active Projects**

**Attachment B - Summary of Completed Projects**



**Attachment A – Summary of Active Projects (As of March 6, 2017)**

<b>PROJECT TITLE</b>	<b>WBS #</b>	<b>TOTAL RPIF ALLOCATION</b>	<b>EXPENDITURE &amp; ENCUMBRANCE</b>	<b>OTHER AVAILABLE FUNDING</b>	<b>PHASE</b>
Old Mission Dam Preservation Project (Brady)	S00611	\$747,933	\$735,907	\$7,701	Mitigation Monitoring
Mission Trails Regional Park Multi Trail System	S10066	\$215,000	\$182	N/A	Park Master Plan & Environmental Assessment
Cowles Mountain Trails - Mission Trails	S10065	\$400,000	\$201,345	N/A	Construction
Sunset Cliffs Natural Park Hillside Improvements – Phase IA	S10091	\$454,628	\$454,628	N/A	Construction
Sunset Cliffs Natural Park Hillside Improvements – Phase IB	S10091	\$363,255	\$363,255	N/A	Grant Approved
Sunset Cliffs Natural Park Ph I – Reveg	L16001.1	\$90,000	\$74,651	N/A	Construction
Sunset Cliffs Natural Park – PH II Trail & Reveg	L16001.2	\$1,945,372	\$119,885	\$908,921	Design
Coastal Beach Access Projects	B14073	\$445,666	\$115,786	\$36,675	Design
Coastal Beach Access Projects	B17029	\$516,837	\$292,887	N/A	Feasibility study

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<b>PROJECT TITLE</b>	<b>WBS #</b>	<b>TOTAL RPIF ALLOCATION</b>	<b>EXPENDITURE &amp; ENCUMBRANCE</b>	<b>OTHER AVAILABLE FUNDING</b>	<b>PHASE</b>
Chollas Lake Park Playground Improvements (Alicia)	S14002	\$989,000	\$286,951	\$750,000	Bid & Award
California Tower Seismic Retrofit	L12003.2	\$1,041,418	\$208,959	N/A	Design
Chicano Park Comfort Station Replacement (Alicia)	S13003	\$200,000	\$20	\$506,781	Construction
Mohnike Adobe and Hey Barn Restoration	S13008	\$147,598	\$147,598	\$1,412,712	Feasibility Study
Sunset Cliffs Natural Park Removal of Lomaland Dr. and ladera St. Structures	L14005.1	\$456,000	\$67,632	N/A	Design
Sunset Cliffs Natural Park Drainage Improvements	L14005.2	\$1,544,000	\$86,508	\$456,000	Design
La Jolla Parkway/Mt Soledad Erosion Control	B10089	\$544,094	\$0	\$912,601	Feasibility Study
Junipero Serra Museum ADA Improvements	S15034	\$1,000,000	\$73,740	N/A	Pre-Design

PROJECT TITLE	WBS #	TOTAL RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	OTHER AVAILABLE FUNDING	PHASE
Balboa Park West Mesa Comfort Station Replacements	S15036	\$1,475,000	\$270,735	\$17,574	Design
EB Scripps Park Comfort Station Replacement	S15035	\$1,125,000	\$291,658	\$1,183	Design

**Attachment B – Summary of Completed Projects**

COMPLETED PROJECT TITLE	WBS #	TOTAL RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	OTHER FUNDING
Ocean Beach Comfort Station Replacement	B10130	\$250,000	\$250,000	N/A
Museum of Man Roof Repair	S11101	\$150,000	\$150,000	N/A
Diamond Street Stairs Repair	B12106	\$100,000	\$100,000	\$40,000
Palisades Park Comfort Station	S10026	\$400,000	\$400,000	\$1,700
Pescadero Avenue Stairs Repair	B12106	\$91,000	\$91,000	\$18,000
California Tower Electrical Room Relocation	L12003.1	\$750,000	\$430,000*	N/A
Los Peñasquitos Canyon Preserve Ranger Station	B00619	\$1,000,000	\$1,000,000	\$475,000
Balboa Park Hall of Nations Foundation Repair	B15068	\$250,000	\$250,000	\$400,000
Jas Arnold Trail For All People	S13001	\$231,000	\$230,453	\$3,931

\* Excess funds was transferred to the California Tower Seismic Retrofit Project (L-12003.2)