



REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: July 19, 2018 REPORT NO. 101

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of July 19, 2018

SUBJECT: Reallocation of Regional Park Improvement Funds to AGF00006 Coastal
Erosion and Access/Ladera Street Beach Access Stairway Emergency
Project Capital Improvement Project

SUMMARY

Issue – Should the Oversight Committee also approve the reallocation of the following from:

1. AGF00006 Coastal Erosion/B18026 Narragansett Avenue Access (\$200,000.00);
2. AGF00006 Coastal Erosion/B18027 Santa Cruz Ave Access Stairs and Walkway (\$150,000.00);
3. S15034 Junipero Serra Museum ADA Improvements (\$296,693.76);
4. S13003 Chicano Park ADA Upgrades (\$149,979.85);
5. S13008 Mohnike Adobe and Barn Restoration (\$633,651.00);
6. Coast Walk Trail Slope Failure (\$150,000.00);
7. Presidio Drive Improvements (\$150,000.00); and
8. Regional Park Improvement Fund Balance (\$3,326.39)

to AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project for the design and construction of emergency improvements?

Director's Recommendation – Approve the recommended transfers of funds for AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project.

Fiscal Impact – This allocation of RPIF will allow for the completion of the design, construction, and permitting for AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project.

Water and Energy Conservation Status – Not applicable.

Environmental – The transfer of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment, and are therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2). The Ladera Street Beach Access Stairway emergency project will most likely require the preparation of a Mitigated Negative Declaration,

a Site Development Permit, and a Coastal Development due to the project being located within the Sensitive Coastal Overlay Zone and the sensitive nature of the coastal bluff.

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 City Charter and Measure J, RPIF is derived from the first \$3.5 million available or 35%, 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 City believes in effective cash management when it comes to its Capital Improvements Program (CIP). One cash management practice the Parks and Recreation Department employs to ensure timely completion of projects requires the periodic requests to reallocate funds from projects not yet ready for construction to priority projects that are closer to completion. The “Recommended Allocations of Regional Park Improvement Funds” report takes into account previously requested transfers of RPIF. The below table represents the projects that RPIF have been borrowed from, the projects the funds were borrowed for, and when the funding is anticipated to be returned.

Previous Reallocations of Regional Park Improvement Funds between Projects:

Borrowed From	Amount Borrowed	Date	Borrowed For/ Transferred to	Amount Proposed to Return	Method to Return Funds to Project
B17181 Casa de Balboa Fire Alarm System	\$137,815.82	9/1/2017	B17063 Torrey Pines South Golf Course Improvements	\$150,000	Fiscal Year 2019 Proposed Budget as approved in 5-Year Plan on 1/18/2018
L18001 Chollas Lake Improvements	\$300,000.00	7/20/2017	S14002 Chollas Lake Park Playground Improvements	\$350,000	Fiscal Year 2019 Proposed Budget as approved in 5-Year Plan on 1/18/2018
	\$56,266.84	9/19/2017	Funds removed due to revenue shortfall		

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Borrowed From	Amount Borrowed	Date	Borrowed For/ Transferred to	Amount Proposed to Return	Method to Return Funds to Project
B17110 Bermuda Avenue Coastal Access Replacement	\$200,000.00	7/20/2017	B17029 100-202 Coast Blvd Access Stairs	\$200,000	Fiscal Year 2017 Mid-Year Action as approved in Allocation of Regional Park Improvement Funds report on 6/15/2017
S10065 Mission Trails Regional Park Cowles Mountain Trail Rehabilitation	\$100,000.00	5/18/2017	L12003 California Tower Seismic Retrofit	\$150,000	Fiscal Year 2019 Proposed Budget as approved in 5-Year Plan on 1/18/2018
S10066 Mission Trails Regional Park Trail Realignments	\$115,000.00	5/18/2017	L12003 California Tower Seismic Retrofit	\$250,000	Fiscal Year 2019 Proposed Budget as approved in 5-Year Plan on 1/18/2018
B14073 Orchard Avenue, Capri by Sea, and Old Salt Pool	\$387,000.00	7/21/2016	B17029 100-202 Coast Blvd Access Stairs	\$329,879	Fiscal Year 2017 Mid-Year Action as approved in Reallocation of Regional Park Improvement report on 9/15/2016
L14005 Sunset Cliffs Park Drainage Improvements	\$691,753.27	2/15/2018	L16001 Sunset Cliffs Natural Park Hillside Improvement Preservation	\$841,753.27	To be based on available funding from complete projects or

Borrowed From	Amount Borrowed	Date	Borrowed For/ Transferred to	Amount Proposed to Return	Method to Return Funds to Project
	\$150,000.00		B14073 Coastal Access Improvements to Orchard Avenue, Capri by the Sea, and Old Salt Pool		additional revenue.

DISCUSSION

Ladera Street Beach Access Stairway provides for the repair of the stairway at Ladera Street and the stabilization of the adjacent coastal bluff. On February 13, 2018, a bluff collapse damaged the beach access stairway at the foot of Ladera Street (4500 block) rendering this beach access unusable. The inability to utilize this beach access will cause Police, Fire, EMS, and Lifeguard personnel to experience delayed response to beach emergencies and water rescues at this location. Due to these health and safety concerns, the Parks and Recreation Department requested that the Public Works Department declare this to be an emergency project. Being an emergency project will allow the necessary design and construction to proceed prior to the environmental documents and permits being secured.

Junipero Serra Museum ADA Improvements (Project S15034) provides for the design and construction of improvements to provide Americans with Disabilities Act (ADA) access to the Junipero Serra Museum within Presidio Park. The project may include a new parking lot, security lighting, walkways and/or accessible ramps, site furnishings and landscape enhancements. The project is in the design phase and will not be adversely affected by this transfer.

Narragansett Avenue Access (Project B18026) provides for the repair or replacement of the stairs and walkway along the stretch of coastline at Narragansett Avenue. The project is currently in the preliminary engineering phase; therefore, the reduction of funding will delay the project from moving into full design until the funding is restored in future year RPIF allocations

Santa Cruz Ave Access Stairs and Walkway (Project B18027) provides for the repair or replacement of walkway and bridge to preserve public access and to protect public safety. The project is currently in the preliminary engineering phase; therefore, the reduction of funding will delay the project from moving into full design until the funding is restored in future year RPIF allocations.

Chicano Park ADA Upgrades (Project S13003) provides for accessibility upgrades at Chicano Park to accommodate persons with disabilities pursuant to State and federal accessibility guidelines and regulations, while respecting the park's cultural significance. The accessibility

upgrades were completed in Fiscal Year 2018. The \$149,979.85 is left over funds from the accessibility project so the reallocation of the RPIF will have no impact on this project.

Mohnike Adobe and Barn Restoration (Project S13008) provides for the rehabilitation/restoration of the historic adobe and hay barn located within the 14-acre Rancho Penasquitos Equestrian Center on the eastern end of the Los Penasquitos Canyon Preserve. Completion of a site assessment of current condition of the 2,512 square-foot adobe structure, the hay barn and surrounding grounds has been completed. The reallocation of funds from this project to the Ladera Street Stairway emergency project will delay the design of the improvements identified in the assessment report until RPIF are reallocated to this project in future years.

Coast Walk Trail Slope Failure provides for the design and construction of repairs or realignment of the trail to circumvent the damaged portion of the trail. During the winter storms in early 2017, the historic La Jolla Coast Walk Trail suffered damage immediately adjacent to the wooden bridge crossing Devil's Slide between Coast Blvd. and Coast Walk Street. The Park and Recreation Department worked in conjunction with the Transportation and Storm Water Department to identify the best approach to address the trail damage. This project currently is being completed using both department's operating budget funds and staff resources, thus freeing up the \$150,000 of RPIF originally allocated to the project for use in the Ladera St. Stairway emergency project.

Presidio Drive Improvements would provide for the initiation of a detailed condition assessment of the road surfacing and begin traffic studies to determine an approach to repair and/or configure the road to best serve the variety of park users into the future. No work has started on the Presidio Drive project, therefore, the reallocation of \$150,00 of RPIF from this project to the Ladera St. Stairway emergency project will simply delay the start of the Presidio Drive project until future year RPIF allocations.

Finally, there is currently \$3,326.39 available in Regional Park Improvement Fund balance due to S10026 Palisades Park Comfort Station Replace being complete and closed.

Staff recommends the transfers of \$200,000 from AGF00006 Coastal Erosion/B18026 Narragansett Avenue Access, \$150,000 from AGF00006 Coastal Erosion/B18027 Santa Cruz Ave Access Stairs and Walkway, \$296,693.76 from S15034 Junipero Serra Museum ADA Improvements; \$149,979.85 from S13003 Chicano Park ADA Upgrades, \$633,651 from S13008 Mohnike Adobe and Barn Restoration, \$150,000 from Coast Walk Trail Slope Failure, \$150,000 from Presidio Drive Improvements, and Regional Park Improvement Fund Balance be reallocated via Council Action to AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project.

If approved by the Oversight Committee, these reallocation requests will be taken to City Council for Council Action.

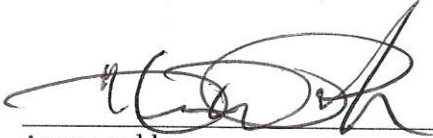
RECOMMENDATIONS

The Department is recommending the approval of the reallocations of funds for AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project.

ALTERNATIVES

1. Approve the recommended reallocation of Regional Park Improvement Fund Balance to AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project.
2. Do not approve the recommended reallocation of Regional Park Improvement Fund Balance to AGF00006 Coastal Erosion and Access/Ladera Street Beach Access Stairway Emergency Project Capital Improvement Project.

Respectfully submitted,



Approved by:
Herman D. Parker
Director
Parks and Recreation Department



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