

## MEMORANDUM

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TO: Commissioners and  
Interested Persons

DATE: December 27, 1996

FROM: Staff

FILE NO: 6-86-651-A12

SUBJECT: Staff Report and Preliminary Recommendation on Work Program for  
Expenditure of Fiscal Year 1998 Sludge Mitigation MoniesProject History

On April 12, 1989, the Commission acted on a City of San Diego amendment request for a fifth extension of time on the above-referenced permit for the 1981 expansion of the sludge-drying beds on Fiesta Island, a condition of which called for the relocation of the sludge beds from Fiesta Island. In the amendment action, a \$1,000,000 per year mitigation fund was established to offset the public's loss of recreational opportunities and restricted access during the remaining time the facilities must remain on Fiesta Island. Half of this fund was to be applied towards master planning for, and implementation of, future Fiesta Island improvements, and the other half for public access and recreation projects throughout Mission Bay Park, which were not covered by other funding sources.

In March, 1992, the City requested a sixth extension of time for sludge bed removal. The Commission granted the request, but increased the mitigation fund to \$2,000,000 annually. The terms were modified to require \$500,000 per year retained for the Fiesta Island master planning efforts, \$1,000,000 was to fund one or two major projects each year, and \$500,000 was to be directed towards a number of smaller items. As before, these projects had to be directly related to resource protection, public access and recreation in Mission Bay Park, and could not be projects adequately funded by other sources. In addition, the special condition required that the money be kept in an interest-bearing account, with all earned interest cycled back into the fund for future allocation.

Based upon the City's demonstration of significant progress towards the sludge facility relocation efforts, the Commission, in May, 1995, approved a tenth amendment which reduced the annual mitigation amount from \$2,000,000 to \$1,500,000. All other aspects of the mitigation program remain in effect, including the requirement to return all interest to the account to augment the fund. In that regard, in the fall of 1995 the Commission approved the expenditure of \$624,717 of earned interest and project savings money for portions of the South Shores park improvements, currently under construction.

Proposed Work Program

Currently, the City is presenting its proposed work program for the expenditure of Fiscal Year 1998 mitigation monies, in the amount of \$1,500,000. The work program includes the following proposals:

1.	Fiesta Island Improvement Reserve	\$ 500,000
2.	Central Crown Point Picnic Shelter	\$ 100,000
3.	Southwest Vacation Isle Picnic Shelter	\$ 100,000
4.	South Shores Lagoon Picnic Shelter	\$ 100,000
5.	Bonita Cove West Playground to ADA Standards	\$ 100,000
6.	Fanuel Street Playground to ADA Standards	\$ 100,000
7.	La Playa Playground to ADA Standards	\$ 50,000
8.	Fiesta Island Youth Camp Improvements	\$ 150,000
9.	Parking Lot Safety Lighting	\$ 100,000
10.	South Shores Phase IV Development Plans	\$ 75,000
11.	No. Wildlife Pres. Nature Center Design Studies	\$ 50,000
12.	Fiesta Island Parking Lot Improvements	\$ 25,000
13.	Palm Tree Phase IV Landscaping	\$ 25,000
14.	Bicycle/Walkway Extensions	\$ 25,000

TOTAL FISCAL 1998 PROPOSED EXPENDITURES \$1,500,000

The \$500,000 for the Fiesta Island improvement reserve funds is a required component of each year's allocation. This is intended to assure that adequate monies are available for park improvements once the sludge facility is relocated off the island. With the 1998 money added in, the total reserve fund is at approximately \$4,000,000.

The remaining program components include a variety of smaller public access and recreation improvement projects. Most of them are similar, if not identical, to projects which have been awarded sludge mitigation monies in the past, and are fully consistent with the parameters outlined in the referenced special condition of CDP #6-86-651, as amended, which established the funding. These "routine" sludge mitigation projects include Items #2-9 and Items #12, 13 and 14. Except for Item #14 (landscaping within a developed park), all the proposed projects will require a coastal development permit to implement.

Items #10 and 11 are funding requests for plans or studies. Item #10 requests \$75,000 for the general development plans for Phase IV of the South Shores park improvements. The Commission has authorized sludge funding in the past for the construction of certain improvements in earlier South Shores phases, but has not been asked to fund the actual preparation of plans. However, the South Shores development overall represents a significant expansion of public park and shoreline amenities, and developing the plans for the final phase would appear consistent with the parameters of the special condition establishing the mitigation fund, since this planning effort will lead to an enhanced public recreational experience.

Item #11 requests \$50,000 for preliminary design studies for the proposed Northern Wildlife Preserve Nature Center. This future facility will provide passive public recreation in the form of wildlife viewing and natural resource interpretation, and is expected to include educational programs for schools and other groups. Based on a telephone conversation with the City representative, the title of this project is somewhat misleading, as the City is further along in planning this facility than the title indicates. The City has already chosen a specific site for the nature center and the subject project will fund the initial design contract, which will produce preliminary plans for the facility. Along with all the other proposed mitigation projects, this one appears to be fully consistent with the specific requirements of the sludge mitigation program.

Therefore, staff recommends the Commission approve the entire proposed Fiscal Year 1998 work program, as submitted. The City's formal request for funding allocation is attached to this recommendation. This includes a current (November 21, 1996) accounting of the status of all sludge mitigation projects approved to date.

(1517A)



THE CITY OF SAN DIEGO

December 20, 1996

Ellen Lirley  
California Coastal Commission  
San Diego Area Office  
3111 Camino Del Rio North - 200  
San Diego, California 92108

Re: Sludge Mitigation Funding Program  
Fiscal Year 1998

Dear Ellen:

The City has again recently requested that the Mission Bay sludge bed mitigation fee be eliminated by the Commission, because of the progress the City has made in constructing a new treatment facility far removed from Mission Bay Park. The new facility is scheduled to be completed in July 1997. The remaining Sluge treatment area of 60 acres is scheduled to be returned to the Park & Recreation Department in December 1998.

However, if the Commission should not eliminate the mitigation fee for the 1997-98 Fiscal Year, we present the following projects for their consideration and approval:

FIESTA ISLAND IMPROVEMENT RESERVE:		\$500,000
PICNIC SHELTERS:		\$300,000
Central Crown Point	\$100,000	
S.W. Vacation Isle	\$100,000	
South Shores Lagoon	\$100,000	
PLAYGROUNDS TO ADA STANDARDS:		\$250,000
Bonita Cove West	\$100,000	
Fanual Street	\$100,000	
La Playa	\$ 50,000	
FIESTA ISLAND YOUTH CAMP:		\$150,000
Activity Center/Shelter & Landscaping		
PARKING LOT SAFETY LIGHTING:		\$100,000
South Cove, NE Vacation Isle & Sunset Point		
SOUTH SHORES PHASE IV:		\$ 75,000
General Development Plans		
NOTHERN WILDLIFE PRESERVE NATURE CENTER:		\$ 50,000
Preliminary Design Studies		



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THE CITY OF SAN DIEGO


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Sludge Mitigation Funding  
Program Fiscal Year 1998

FIESTSA ISLAND CAUSEWAY PARKING LOT: Hard Surface & Lighting	\$ 25,000
NEW PLAM TREES PHASE IV: Flood Control Channel Pathway	\$ 25,000
BICYCLE/WALKWAY EXTENTIONS:	\$ 25,000
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	\$ 1,500,000

These requests follow the previously approved Commission guidelines for the expenditure of Sludge Mitigation money. Public access and recreational opportunities are stressed. Planning is also proposed to begin on the remaining 66 acres area of South Shores, and the development of a nature center adjacent to the Northern Wildlife preserve. Also of note, we plan to began general development plan studies on the South Fiestsa Island area, now and previously occuppied by the Sludge operations, within the next few months.

If you have any questions on these possible Sludge Mitigation projects, please call me at 533-3063.

Respectfully Submitted,

  
John C. Leppert  
Assistant To The  
City Manager

cc: Jack McGrory, City Manager  
Marcia McLatchy, Park & Recreation Director  
Dave Schlisinger, Metropolitan Wastewater Director

Office of the City Manager

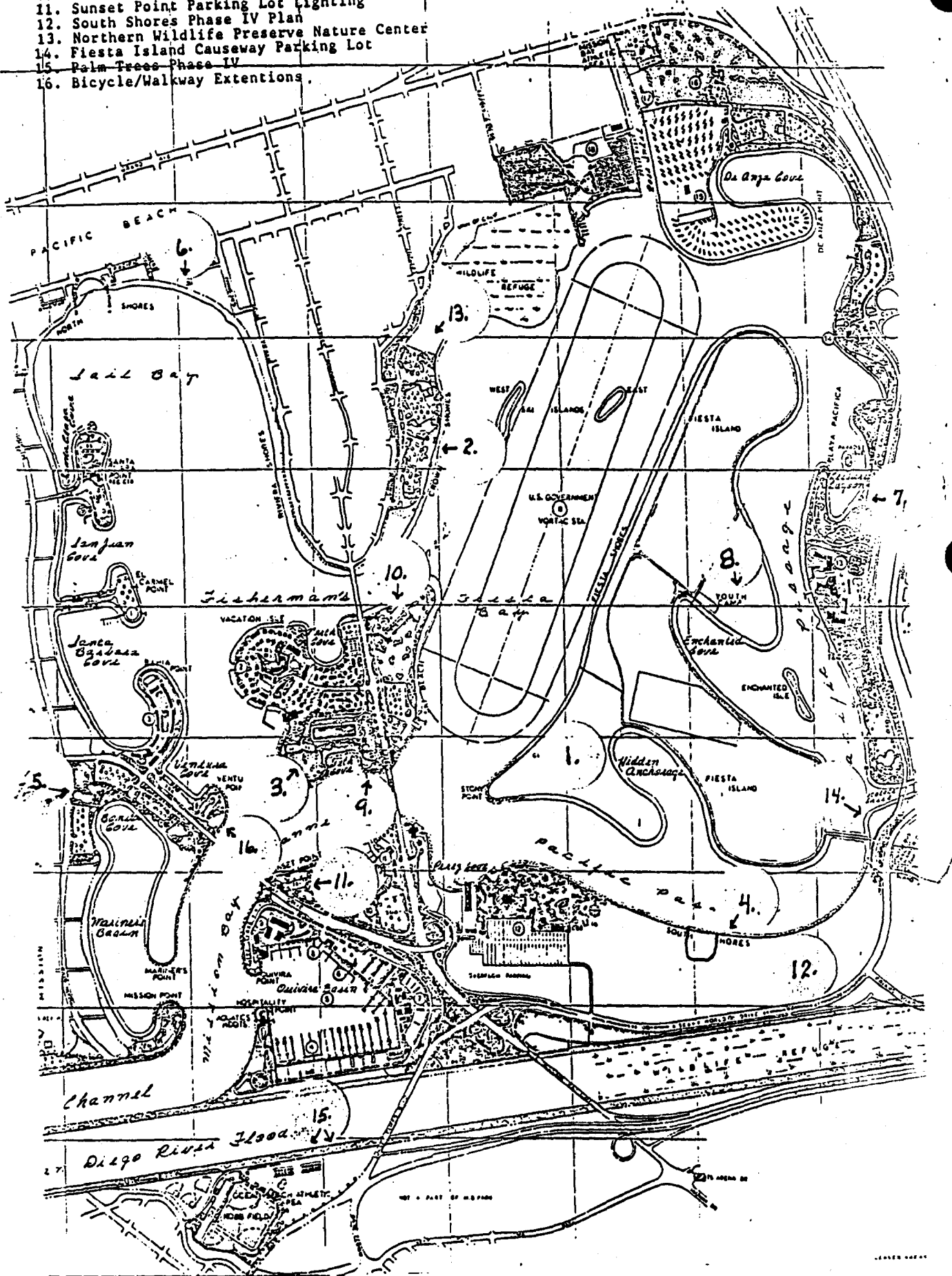
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FISCAL 1997-98 SLUDGE MITIGATION PROJECTS

1. Fiesta Island Improvement Reserve
2. Central Crown Point Picnic Shelter
3. S.W. Vacation Isle Picnic Shelter
4. South Shores Lagoon Picnic Shelter
5. Bonita Cove West Playground
6. Fanual Street Playground
7. La Playa Playground
8. Fiesta Island Youth Camp Activity Center & Landscaping
9. South Cove Parking Lot Lighting
10. NE Vacation Isle Parking Lot Lighting
11. Sunset Point Parking Lot Lighting
12. South Shores Phase IV Plan
13. Northern Wildlife Preserve Nature Center
14. Fiesta Island Causeway Parking Lot
15. Palm Trees Phase IV
16. Bicycle/Walkway Extensions



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

Attachment A

FILE NO.: SLDGMIT.STA  
DATE: November 21, 1996  
TO: Ellen Lirley, California Coastal Commission  
FROM: John Leppert, Assistant to the City Manager  
SUBJECT: Status Report - Sludge Mitigation Fund Projects

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**COMPLETED PROJECTS:**

Natural Resource Signage	\$ 2,500	(Nov '90)
Bonita Cove Playground Equipment	40,000	(Sep '91)
Santa Clara Point Parking Lot Study	10,000	(Jan '91)
Tecolote Shores Parking Lot Construction	250,000	(July '92)
Sea World Drive Tree Planting Ph I & II	45,000	(Apr '92)
Fiesta Island Waterline	12,000	(Aug '92)
Bonita Cove Parking Lots Safety Lighting	100,000	(Dec '93)
Wildlife Preserve Sidewalk & Platform	90,000	(Apr '94)
Acquisition of Frost Property	1,610,000	(Mar '93)
S.W. Vacation Isle Parking Lot Safety Lights	22,000	(Apr '93)
West Mission Bay Dr. Walkway Ph I	80,000	(Jun '93)
Sail Bay Briarfield Cove Bridge	200,000	(Apr '94)
Hospitality Point Picnic Shelter	70,000	(Jun '94)
Tecolote Shores ADA Playground & Park	582,500	(Jun '94)
Sea World Drive Tree Planting Ph III	30,000	(July '94)
Mission Bay Park Master Plan Update	500,000	(Aug '94)
South Crown Point Walkway	150,000	(Feb '95)
North Crown Point Access Improvements	10,000	(Nov '95)
West Mission Bay Drive Sidewalk Ph II	105,000	(Nov '95)
North Ski Beach Picnic Shelter	100,000	(Nov '95)
East Shore Parking Lots Safety Lights	180,000	(Jun '95)
Vacation Isle Playground	100,000	(Dec '95)
Mariner's Point Picnic Shelter	100,000	(Dec '95)
Mission Pt. Playground to ADA Standards	80,000	(Dec '95)
Bonita Cove Playgrounds ADA Upgrade	160,000	(Apr '96)
Ski Beach Restrooms	300,000	(May '96)
South Shores Phase III	2,350,000	(May '96)
Fiesta Island Youth Camping Facilities	35,000	(July '96)

**PROJECTS IN PROCESS OF DEVELOPMENT OR UNDER CONSTRUCTION**

Water Quality Testing Program - \$150,000. First, second and third phases completed. Final testing and analysis will be completed after the winter 1996-97 rainy season.

Picnic Shelters - \$600,000. The following six (6) new picnic shelters have been grouped together for one design and construction contract: Sunset Point, De Anza Cove, La Playa Cove, South Crown Point, Tecolote Shores, and Ventura Point. Locations have been selected and the type of shelter selected. Current target for completion is Summer of '97.

Crown Point Shores Parking Lot Safety Lighting - \$100,000. Designed and scheduled for completion in April '97.

De Anza Cove Parking Lot Safety Lighting - \$100,000. Designed and scheduled for completion in April '97.

Crown Point Salt Marsh - \$40,000. Request for matching State grant not approved in '96. Other grants are being sought. Project is on hold while seeking additional funding or labor sources.

Bicycle/Pathway Improvements - \$80,000. Additional funds received. Extensions being planned in South Shores area, Hospitality Point, Ventura Cove, Rose Creek and other "missing links."

Sail Bay Walkway Lighting & Landscaping - \$150,000. Consultant selection process underway. Current completion estimate is Spring of '98, with no construction during summer months.

Information Center Playground ADA Upgrade - \$100,000. Completion of improvements scheduled for May '97.

Stormdrain Education Program - \$150,000. All phases completed except for informational educational signage in eight (8) locations around the park. With the assistance of San Diego Zoo designers, displays should be in place by the Spring of '97.

Crown Point Playground ADA Standards - \$50,000. Installation to be completed by the Fall of '97.

**PROJECT ON HOLD:**

Fiesta Island Improvement Reserve - \$3,498,000. Funds will be used for public improvements on Fiesta Island when the sludge treatment facilities are removed from the Island and the area returned to the control of the Park & Recreation Department. A design consultant contract is now being considered to plan in detail the public improvements included in the Mission Bay Park Master Plan, for the areas previously occupied by the sludge treatment facilities and the adjacent southern areas of Fiesta Island.

John C. Leppert

cc: Jack McGrory, City Manager  
Dave Schlesinger, Metropolitan Wastewater Director  
Marcia McLatchy, Park & Recreation Director  
Frank Belock, Engineering & Capital Projects Director