

Agenda Report

DATE: SEPTEMBER 29, 2003
TO: CITY COUNCIL
FROM: CYNTHIA KURTZ, CITY MANAGER
SUBJECT: APPROVAL OF THE LOWER ARROYO MASTER PLAN, THE
HAHAMONGNA WATERSHED PARK MASTER PLAN AND THE GUIDING
PRINCIPLES FOR THE ARROYO SECO

RECOMMENDATION:

It is recommended that the City Council:

1. Acknowledge its action on April 14, 2003 (I) certifying the MEIR for the Arroyo Seco Master Plan and adopting the appropriate CEQA findings (including a Statement of Overriding Considerations for potentially significant short-term air quality impacts) and a mitigation monitoring and reporting program, (II) and directing staff to file a Notice of Determination with the County Clerk and Governor's Office of Planning and Research for the Lower Arroyo Master Plan and the Hahamongna Watershed Park Master Plan; and
2. Adopt the Guiding Principles of the Arroyo Seco as presented in Attachment A;
3. Adopt the Hahamongna Watershed Park Master Plan as presented in Attachment B;
4. Adopt the Lower Arroyo Master Plan as presented in Attachment C;
5. Defer adoption of the Central Arroyo Master Plan as presented in Attachment D, pending final resolution of Rose Bowl Renovation proposal;
6. Authorize staff to move forward with the following Central Arroyo projects in the adopted FY 2004 CIP –

Project 77365 – Brookside Park – Play Equipment Safety Replacement, and New
Playground

Project 77568 – Brookside Park – ADA Compliance Phase V

Project 77367 – Brookside Park – Replacement of Walkways

Project 77562 – Brookside Park – Jackie Robinson Ballfield Area Improvements

RECOMMENDATION OF THE RECREATION AND PARKS COMMISSION:

Following the April 8, 2003, joint meeting of the Recreation and Parks Commission and the Hahamongna Watershed Park Advisory Committee the Recreation and Parks Commission voted to recommend to City Council:

1. Approval of the Lower Arroyo Master Plan along with the proposed amendments outlined in the LAMP project Matrix presented to the Commission, which now have been incorporated into the LAMP;
2. Approval of the Central Arroyo Master Plan. Included in the motion was the recommendation to develop a separate park plan for Brookside Park, and to reinforce City Council's previous action to limit the use of temporary lights on Area H;
3. Approval of the basic framework for the Hahamongna Watershed Park Master Plan that was conceptually approved by City Council in February 2000, with changes identified in the HWP Master Plan Matrix presented to the Commission, and which have been incorporated into the HWP "Redline Version."

In response to the recommendation of the Recreation and Parks Commission, staff recognizes the Arroyo Seco Master Plan does not go into detail regarding the layout of proposed improvements identified in the Capital Improvement Program (CIP) for the Central Arroyo. There are several funded CIP projects for Brookside Park, and when these projects are implemented, comprehensive schematic designs will be developed that will integrate all the proposed work and insure overall compliance with the Central Arroyo Master Plan and the Design Guidelines, eliminating the need for a separate park plan for Brookside Park.

The Recreation and Park Commission endorsed the recommended Guiding Principles for the Arroyo Seco at its August 5, 2003 meeting and recommended that the City Council adopt the Guiding Principles as outlined in Attachment A.

BACKGROUND:

On June 2, 2003, the City Council directed staff to return to the City Council with a "Redlined Version" of the three master plan documents for the Lower Arroyo, the Central Arroyo, and Hahamongna, indicating any staff recommended changes resulting from the public comments on the MEIR. These have been prepared and available to the public since September 13th and are found in Attachments B, C, and D.

The Arroyo Seco Master Plans paint a vision and a direction to work toward for the Arroyo Seco. The three Revised Master Plans are a direct response to the public and various City Commission comments on the master plan documents. That which is recommended for removal from the plan is struck out in red. That which is recommended for addition to the plan is underlined and also indicated in red. The Recommendations section of each of the three plans proposes a number of projects within each of the three plans.

The Recommended Guiding Principles for the Arroyo Seco were developed to serve as the umbrella under which fall the goals and objectives for each of the Arroyo Seco Master Plans. These seven Recommended Guiding Principles were developed collaboratively between members of the community, members of the Recreation and Parks Commission, members of the Hahamongna Watershed Park Advisory Committee, and City staff. These Recommended Guiding Principles will also serve as the bridge between the adopted Arroyo Seco Master Plans and the City's General Plan Update.

The following is a brief summary of each of the Master Plans:

Hahamongna Watershed Park Master Plan

Planning efforts in the Hahamongna area began nearly 15 years ago and included the formation of the Hahamongna Operating Company (HOC) along with the renovation of the Devil's Gate Dam in 1996. At this juncture, the City Council established the Hahamongna Watershed Park Advisory Committee (HWPAC). HWPAC was given the charge of overseeing the preparation of a comprehensive Master Plan for this area north of Devil's Gate Dam.

The Hahamongna Watershed Park Master Plan was conceptually approved on February 7, 2000. Council action/directives included the environmental evaluation of the conceptually approved plan as well as a concept plan that included eliminating nine holes of the proposed disc golf course and replacing this with additional soccer fields. The projects outlined in the draft Hahamongna Watershed Park Master Plan released in May 2000 were consistent with what Council conceptually approved in February 2000, and with what staff presented at three separate public meetings after the February 2000 Council meeting.

The recommended plan is found in Attachment B, HWP Master Plan. The projects proposed in the "Redline Version" are identified in Section 4.1 of the master plan.

There were significant edits to the plan, as indicated in the Recommended Plan, that include the elimination of the eastside parking structure (JPL parking lot) and clarifications to the status of the lease agreement regarding the Metropolitan Water District (MWD) property along with inclusion of the MWD property into the HWP study area. Projects that restore the natural habitat have been clarified or added to ensure restoration, conservation, and enhancement of the Hahamongna environment.

Central Arroyo Master Plan

In November 1999, the Recreation and Parks Commission established the Central Arroyo Master Plan Advisory Committee to oversee the master plan process for the Central Arroyo Seco area. The plan was presented and received conceptual approval from the City Council on January 22, 2001.

The recommended plan is found in Attachment C, Central Arroyo Master Plan (CAMP).

The recommended CAMP mimics the plan conceptually approved by Council with the addition/modification of one project: The request to modify the locations for play equipment in Brookside Park to: 1) the small play area in Section G, at the south end of Lot I; 2) a medium play area at the entrance to Brookside Park; and 3) a larger play area east of the Aquatic Center in the old abandoned children's play area.

Staff is not recommending adoption of the Central Arroyo Master Plan pending final resolution of the Rose Bowl Renovation project. However, staff is requesting City Council authorization to move forward with four projects that were listed as "on hold pending adoption of the master plan" in the FY 2004 CIP. These projects are for the upgrade and replacement of old and deteriorating facilities in Brookside Park. The projects are as follows:

Project 77365 – Brookside Park – Play Equipment Safety Replacement and New Playground

Project 77568 – Brookside Park – ADA Compliance Phase V

Project 77367 – Brookside Park – Replacement of Walkways

Project 77562 – Brookside Park – Jackie Robinson Ballfield Improvements

Attachment E includes the pages from the FY 2004 CIP which provides a description of each project.

Lower Arroyo Master Plan

On February 10, 1997, the Pasadena City Council approved in concept the Draft Master Plan for the Lower Arroyo. The Draft Lower Arroyo Master Plan published in May 2000 updated the 1997 Council approved plan by including the completed BFI Low Flow Stream Restoration project, demonstrating consistency with Council approved CIP projects, and recognizing various health and safety issues.

The recommended plan is found in Attachment D, Lower Arroyo Master Plan. The projects that are part of the master plan, are identified in Section 4.0 of the Lower Arroyo Master Plan.

In general and as reflected in the Recommended plan, projects relating to signage have been eliminated and will follow the design guidelines as approved by City Council on April 14, 2003. All references to bicycles have been removed. Projects that restore the natural habitat have been clarified or added to ensure the native elements continue in the Lower Arroyo Seco. Many of the picnic areas and dedicated rest areas have been eliminated. The new pedestrian bridge and most of the improvements to the south entrance have been eliminated and, finally, the extension of the Low Flow Stream project in the Memorial Grove area is no longer part of the plan. The plan supports stream course restoration and projects that restore the natural habitat to ensure conservation and preservation of the Lower Arroyo Seco.

ENVIRONMENTAL IMPACT:

The Master Environmental Impact Report (MEIR) for the Arroyo Seco Master Plan was certified by City Council on April 14, 2003. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on April 15, 2003. There are numerous projects under the umbrella of each of these three master plans. When funding becomes available to implement a project, a detailed project description of the project will be prepared. A preliminary determination will be made by the City's environmental administrator, as to whether the MEIR adequately addressed any potential environmental impacts from the project and whether an Initial Study will be necessary. A completed Initial Study would assess whether further CEQA or NEPA compliance will be required.

FISCAL IMPACT:

A number of grants have been received to fund the following projects in the three Arroyo Seco Master Plans:

Hahamongna Watershed Park

1)	State Rec & Parks (Prop 12)	\$200,000	Flint Wash Bridge Crossing
2)	TEA Grant	\$300,000	Flint Wash Bridge Crossing
3)	MTA Grant	\$286,000	Flint Wash Bridge Crossing
4)	Santa Monica Mtns. Conservancy (Prop 40)	\$375,000	Flint Wash Bridge Crossing
5)	1992 Proposition A	\$1.86 million	Multiple Projects in HWP
6)	1996 Proposition A	\$1 million	Oak Grove Area Improvements in HWP
7)	State Resources Agency (Prop 12)	\$400,000	Westside Perimeter Trail & Habitat Restoration Project

Central Arroyo

8)	State Resources Agency (Prop 13)	\$998,850	Restoration of Northern and Southern Channel Areas
9)	State Rec & Parks) (Prop 12)	\$275,000	Arroyo Seco Trails (Brookside Park & Salvia Canyon)

Lower Arroyo

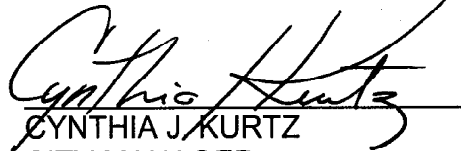
10)	1992 Proposition A	\$1.47 million	Multiple Projects in the Lower Arroyo
11)	Prop 40 - Per Capita	\$50,000	Casting Pond Repairs

The recommended Lower Arroyo Seco Master Plan no longer includes two 1992 Proposition A funded projects. One is for \$100,000 for the New Southern Entrance and the other is for \$120,000 for the New Pedestrian Bridge. Upon adoption of LAMP, staff will review all approved projects and prepare cost estimates and priorities. Staff will work with Los Angeles County to reappropriate the Prop A funds for these two projects, to projects in the recommended plan.

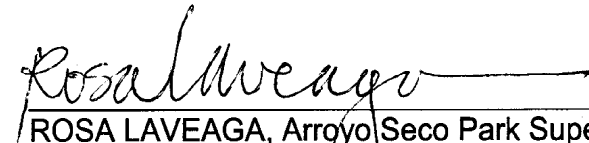
Waiting to adopt the Central Arroyo Master Plan will not jeopardize grant funding for funded projects in the Central Arroyo; Council has already approved project #8 listed above.

The other funded projects will be implemented according to the terms for each respective grant. Staff will pursue funding opportunities for the remaining projects in the Arroyo Seco Master Plans, as they become available and make them a part of the CIP process once funding is identified.


Respectfully submitted,


CYNTHIA J. KURTZ
CITY MANAGER


Prepared by:


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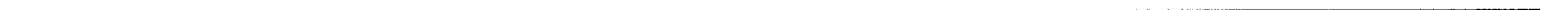

MARTIN PASTUCHA, Director
Department of Public Works

Attachments:

- A. Recommended Guiding Principles for the Arroyo Seco
- B. HWP Master Plan
- C. Central Arroyo Master Plan
- D. Lower Arroyo Master Plan
- E. FY 2004 Capital Improvement Program Descriptions – Brookside Park

Attachment E

FY 2004 Capital Improvement Program Descriptions – Brookside Park



FY 2004 - 2008 Capital Improvement Program

Arroyo Projects - Central Arroyo

Brookside Park - Park Play Equipment Safety Replacement and New Playground

77365

Priority	Project No.	Description	Total Estimated Cost	Appropriated Through FY 2003	Proposed FY 2004	Proposed FY 2005	FY 2006 to 2008 Estimated Cost
1	77365	Brookside Park - Park Play Equipment Safety Replacement and New Playground					
		Golf Course 10% Green Fees	500,000	500,000	0	0	0
		Residential Dev Fee 0000536	1,058	1,058	0	0	0
		Residential Dev Fee 9901930	10,206	10,206	0	0	0
		Residential Dev Fee 9902671	76	76	0	0	0
		Residential Dev Fee 9906213	5,670	5,670	0	0	0
		Residential Dev Fee 9906216	5,972	5,972	0	0	0
		Residential Dev Fee 9906218	4,536	4,536	0	0	0
		Residential Dev Fee 9906546	9	9	0	0	0
		Residential Dev Fee R0001784	76	76	0	0	0
		Residential Dev Fee R0001831	173	173	0	0	0
		Residential Dev Fee R0001833	454	454	0	0	0
		Residential Dev Fee R0001834	529	529	0	0	0
		Residential Dev Fee R0002202	1,663	1,663	0	0	0
		Residential Dev Fee R9509304	76	76	0	0	0
		Residential Dev Fee R9510218	227	227	0	0	0
		Residential Dev Fee R9601078	227	227	0	0	0
		Residential Dev Fee R9601855	76	76	0	0	0
		Residential Dev Fee R9607864	529	529	0	0	0
		Residential Dev Fee R9607926	302	302	0	0	0
		Residential Dev Fee R9805589	76	76	0	0	0
		Residential Dev Fee R9805673	151	151	0	0	0
		Residential Dev Fee R9807167	76	76	0	0	0
		Residential Dev Fee R9807470	151	151	0	0	0
		Residential Dev Fee R9807471	76	76	0	0	0
		Residential Dev Fee R9808373	302	302	0	0	0
		Residential Dev Fee R9811200	76	76	0	0	0
		Residential Dev Fee R9811203	76	76	0	0	0
		Residential Dev Fee R9811205	76	76	0	0	0
		Residential Dev Fee R9811206	76	76	0	0	0
		Residential Dev Fee R9811252	76	76	0	0	0
		Residential Dev Fee R9812327	76	76	0	0	0
		Residential Dev Fee R9907323	262	262	0	0	0
		Residential Dev Fee R9908260	76	76	0	0	0

FY 2004 - 2008 Capital Improvement Program

Arroyo Projects - Central Arroyo
 Brookside Park - Park Play Equipment Safety Replacement and New Playground
 77365

Residential Dev Fee R9908317	756	0	0
Residential Dev Fee R9909484	756	0	0
Residential Dev Fee R9910468	76	0	0
Residential Dev Fee R9912173	10	0	0
Residential Dev Fee R9912226	228	0	0
Residential Devel. Fee 4770	227	0	0
Residential Devel. Fee 4772	76	0	0
Residential Devel. Fee 4830	77	0	0
Residential Devel. Fee 4836	152	0	0
Residential Devel. Fee 4837	152	0	0
Residential Devel. Fee 4841	77	0	0
Residential Devel. Fee 4853	76	0	0
Residential Devel. Fee 4876	227	0	0
Total	536,375	0	0

DESCRIPTION: This project will remove and replace two existing swing sets in Brookside Park which do not meet current standards. It will also relocate the existing curb, install wood chip surfacing and a new drainage system in the play area. In addition, this project provides for the installation of a new tot lot as indicated in the draft Central Arroyo Master Plan (CAMP).

JUSTIFICATION: The replacement of the play equipment is necessary to achieve compliance with the American Society of Testing Materials, the Consumer Products Safety Commission, and the Americans with Disabilities Act.

SCHEDULING: Design for limited improvements started in January, 2003. One playground will be complete in November, 2003. The remaining work is on hold pending adoption of the master plan.

RELATIONSHIP TO THE GENERAL PLAN: This project is consistent with the Seismic and Safety Element of the General Plan by helping to achieve and maintain an environment in which Pasadena residents can enjoy personal safety and security.

HISTORY: The replacement of the swing sets portion of this project was created in FY 2001 and is fully funded. The installation of a new tot lot portion of the project was created in FY 1995 and was originally part of the "Brookside Park - Various Projects" project. This portion was fully funded in FY 2001.

FY 2004 - 2008 Capital Improvement Program
 Arroyo Projects - Central Arroyo
 Brookside Park - ADA Compliance Phase V
 77568

Priority	Project No.	Description	Total Estimated Cost	Appropriated Through FY 2003	Proposed FY 2004	Proposed FY 2005	FY 2006 to 2008 Estimated Cost
2	77568	Brookside Park - ADA Compliance Phase V					
		Golf Course 10% Green Fees	428,000	428,000	0	0	0
		Residential Dev Fee 2000-0574	76	76	0	0	0
		Residential Dev Fee 2000-0906	454	454	0	0	0
		Residential Dev Fee 2000-1939	10,811	10,811	0	0	0
		Residential Dev Fee 2000-2030	76	76	0	0	0
		Residential Dev Fee 2000-2059	1,285	1,285	0	0	0
		Residential Dev Fee 2000-2423	76	76	0	0	0
		Residential Dev Fee 2000-3150	76	76	0	0	0
		Residential Dev Fee 2001-3697	1,361	1,361	0	0	0
		Residential Dev Fee 2001-3806	87,709	0	0	0	87,709
		Unfunded	530,000	442,291	0	0	87,709
		Total					

DESCRIPTION: This project is designed to bring existing park improvements in Brookside Park into compliance with the Americans with Disabilities Act (ADA). The funds will be used on an as needed basis to make existing park areas safer and more accessible to the physically handicapped. This project will include construction of new access paths, extension of existing walkways, installation of new handrails, and at least two accessible drinking fountains.

JUSTIFICATION: The City is committed to providing park areas and equipment that meet the needs of the physically and mentally challenged. With funds from this project, existing facilities will be upgraded so that every City resident may enjoy all that Brookside Park has to offer.

SCHEDULING: Design for minor improvements started in January, 2003 and design will be completed in October, 2003. The remaining work is on hold pending adoption of the master plan.

RELATIONSHIP TO THE GENERAL PLAN: This project is consistent with the Cultural and Recreational Elements of the General Plan by increasing the range of recreational facilities as a means of improving the quality of life for Pasadena residents. The project is also consistent with the Land Use Element of the General Plan by providing adequate recreation opportunities to all of the residents of the City.

HISTORY: This project was created in FY 2001 and received initial funding in FY 2002.

FY 2004 - 2008 Capital Improvement Program
 Arroyo Projects - Central Arroyo
 Brookside Park - Replacement of Walkways
 77367

Project No.	Description	Total Estimated Cost	Appropriated Through FY 2003	Proposed FY 2004	Proposed FY 2005	FY 2006 to 2008 Estimated Cost
77367	Brookside Park - Replacement of Walkways	425,000	100,000	0	0	0
	Golf Course 10% Green Fees	325,000	0	0	0	325,000
	Unfunded					
	Total	425,000	100,000	0	0	325,000

DESCRIPTION: This project includes the removal and reconstruction of existing asphalt concrete walks with new Portland Cement Concrete walks and the reconstruction of damaged park maintenance roadway pavements.

JUSTIFICATION: The existing walkways are in need of repair and pose potential safety problems for park users.
SCHEDULING: Design for minor improvements started in January, 2003 and design will be completed in October, 2003. Remaining work on hold pending adoption of master plan.

RELATIONSHIP TO THE GENERAL PLAN: This project is consistent with the Cultural and Recreational Elements of the General Plan by increasing the range of recreational facilities and services as a means of improving the quality of life for Pasadena residents. It is also consistent with the Public Facilities Element by implementing a high level of maintenance of existing facilities.

HISTORY: This project was created in FY 1995 and was originally part of the "Brookside Park - Various Projects" project. Initial funding was received in FY 2002.

FY 2004 - 2008 Capital Improvement Program
 Arroyo Projects - Central Arroyo

Brookside Park - Jackie Robinson Ball Field Area Improvements - Including ADA
 77562

Priority	Project No.	Description	Total Estimated Cost	Appropriated Through FY 2003	Proposed FY 2004	Proposed FY 2005	FY 2006 to 2008 Estimated Co\$
4	77562	Brookside Park - Jackie Robinson Ball Field Area Improvements - Including ADA					
		Golf Course 10% Green Fees	25,000	25,000	0	0	(
		Private Capital	50,000	50,000	0	0	(
		Residential Devel. Fee 4902	1,211	1,211	0	0	(
		Residential Devel. Fee 4904	77	77	0	0	(
		Residential Dev Fee R9410717	77	77	0	0	(
		Residential Dev Fee R9411313	76	76	0	0	(
		Residential Dev Fee R9411319	76	76	0	0	(
		Residential Dev Fee R9411320	76	76	0	0	(
		Residential Dev Fee R9411370	76	76	0	0	(
		Residential Dev Fee R9411375	76	76	0	0	(
		Residential Dev Fee R9411384	76	76	0	0	(
		Residential Dev Fee R9411445	76	76	0	0	(
		Residential Dev Fee R9412595	76	76	0	0	(
		Residential Dev Fee R9413273	76	76	0	0	(
		Residential Dev Fee R9502735	76	76	0	0	(
		Residential Dev Fee R9502736	76	76	0	0	(
		Residential Dev Fee R9503021	76	76	0	0	(
		Residential Dev Fee R9504228	1,589	1,589	0	0	(
		Residential Dev Fee R9504938	76	76	0	0	(
		Residential Dev Fee R9504939	76	76	0	0	(
		Residential Dev Fee R9504941	76	76	0	0	(
		Residential Dev Fee R9504942	76	76	0	0	(
		Residential Dev Fee R9504943	76	76	0	0	(
		Residential Dev Fee R9504946	76	76	0	0	(
		Residential Dev Fee R9504951	76	76	0	0	(
		Residential Dev Fee R9504953	76	76	0	0	(
		Residential Dev Fee R9504955	76	76	0	0	(
		Residential Dev Fee R9504956	76	76	0	0	(
		Residential Dev Fee R9504959	76	76	0	0	(
		Residential Dev Fee R9504960	76	76	0	0	(
		Residential Dev Fee R9504961	76	76	0	0	(
		Residential Dev Fee R9504962	76	76	0	0	(
		Residential Dev Fee R9504963	76	76	0	0	(

FY 2004 - 2008 Capital Improvement Program
 Arroyo Projects - Central Arroyo

Brookside Park - Jackie Robinson Ball Field Area Improvements - Including ADA
 77562

Residential Dev Fee R9504964	76	76	0	0	0
Residential Dev Fee R9505910	79	79	0	0	0
Residential Dev Fee R9506836	76	76	0	0	0
Residential Dev Fee R9507007	76	76	0	0	0
Residential Dev Fee R9507268	76	76	0	0	0
Residential Dev Fee R9507508	378	378	0	0	0
Residential Dev Fee R9508148	76	76	0	0	0
Residential Dev Fee R9508236	5,292	5,292	0	0	0
Residential Dev Fee R9508301	605	605	0	0	0
Residential Dev Fee R9508447	76	76	0	0	0
Residential Dev Fee R9508711	605	605	0	0	0
Residential Dev Fee R9509282	75	75	0	0	0
Residential Dev Fee R9601258	76	76	0	0	0
Residential Dev Fee R9603384	76	76	0	0	0
Residential Dev Fee R9605522	76	76	0	0	0
Residential Dev Fee R9606188	76	76	0	0	0
Residential Dev Fee R9804620	76	76	0	0	0
Residential Dev Fee R9806450	151	151	0	0	0
Residential Dev Fee R9806940	76	76	0	0	0
Residential Dev Fee R9808941	76	76	0	0	0
Residential Dev Fee R9809207	76	76	0	0	0
Residential Dev Fee R9809608	76	76	0	0	0
Residential Dev Fee R9812403	76	76	0	0	0
Residential Dev Fee R9900035	68	68	0	0	0
Residential Devel. Fee 4605	68	68	0	0	0
Residential Devel. Fee 4606	68	68	0	0	0
Residential Devel. Fee 4607	68	68	0	0	0
Residential Devel. Fee 4612	68	68	0	0	0
Residential Devel. Fee 4620	68	68	0	0	0
Residential Devel. Fee 4622	68	68	0	0	0
Residential Devel. Fee 4623	68	68	0	0	0
Residential Devel. Fee 4634	68	68	0	0	0
Residential Devel. Fee 4635	68	68	0	0	0
Residential Devel. Fee 4637	68	68	0	0	0
Residential Devel. Fee 4640	68	68	0	0	0
Residential Devel. Fee 4642	68	68	0	0	0
Residential Devel. Fee 4643	68	68	0	0	0

FY 2004 - 2008 Capital Improvement Program
 Arroyo Projects - Central Arroyo
 Brookside Park - Jackie Robinson Ball Field Area Improvements - Including ADA
 77562

Residential Devel. Fee 4647	68	0	0	0	0
Residential Devel. Fee 4648	68	0	0	0	0
Residential Devel. Fee 4649	203	0	0	0	0
Residential Devel. Fee 4650	68	0	0	0	0
Residential Devel. Fee 4654	743	0	0	0	0
Residential Devel. Fee 4655	68	0	0	0	0
Residential Devel. Fee 4660	68	0	0	0	0
Residential Devel. Fee 4663	68	0	0	0	0
Residential Devel. Fee 4687	68	0	0	0	0
Residential Devel. Fee 4689	68	0	0	0	0
Residential Devel. Fee 4695	68	0	0	0	0
Residential Devel. Fee 4696	76	0	0	0	0
Residential Devel. Fee 4698	75	0	0	0	0
Residential Devel. Fee 4700	75	0	0	0	0
Residential Devel. Fee 4701	810	0	0	0	0
Residential Devel. Fee 4703	75	0	0	0	0
Residential Devel. Fee 4704	75	0	0	0	0
Residential Devel. Fee 4706	75	0	0	0	0
Residential Devel. Fee 4708	75	0	0	0	0
Residential Devel. Fee 4710	75	0	0	0	0
Residential Devel. Fee 4718	75	0	0	0	0
Residential Devel. Fee 4719	75	0	0	0	0
Residential Devel. Fee 4738	75	0	0	0	0
Residential Devel. Fee 4743	75	0	0	0	0
Residential Devel. Fee 4748	75	0	0	0	0
Residential Devel. Fee 4753	75	0	0	0	0
Residential Devel. Fee 4771	75	0	0	0	0
Residential Devel. Fee 4772	75	0	0	0	0
Residential Devel. Fee 4774	75	0	0	0	0
Residential Devel. Fee 4775	75	0	0	0	0
Residential Devel. Fee 4777	605	0	0	0	0
Residential Devel. Fee 4779	907	0	0	0	0
Residential Devel. Fee 4780	529	0	0	0	0
Residential Devel. Fee 4781	151	0	0	0	0
Residential Devel. Fee 4784	75	0	0	0	0
Residential Devel. Fee 4786	75	0	0	0	0
Residential Devel. Fee 4788	76	0	0	0	0

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Residential Devel. Fee 4789	227	227	0	0	0
Residential Devel. Fee 4794	453	453	0	0	0
Residential Devel. Fee 4800	75	75	0	0	0
Residential Devel. Fee 4801	76	76	0	0	0
Residential Devel. Fee 4803	75	75	0	0	0
Residential Devel. Fee 4804	151	151	0	0	0
Residential Devel. Fee 4807	907	907	0	0	0
Residential Devel. Fee 4809	76	76	0	0	0
Residential Devel. Fee 4811	75	75	0	0	0
Residential Devel. Fee 4812	76	76	0	0	0
Residential Devel. Fee 4831	77	77	0	0	0
Residential Devel. Fee 4832	606	606	0	0	0
Residential Devel. Fee 4834	77	77	0	0	0
Residential Devel. Fee 4835	77	77	0	0	0
Residential Devel. Fee 4838	77	77	0	0	0
Residential Devel. Fee 4839	76	76	0	0	0
Residential Devel. Fee 4840	76	76	0	0	0
Residential Devel. Fee 4842	76	76	0	0	0
Residential Devel. Fee 4844	76	76	0	0	0
Residential Devel. Fee 4845	76	76	0	0	0
Residential Devel. Fee 4846	76	76	0	0	0
Residential Devel. Fee 4847	76	76	0	0	0
Residential Devel. Fee 4849	303	303	0	0	0
Residential Devel. Fee 4850	228	228	0	0	0
Residential Devel. Fee 4851	77	77	0	0	0
Residential Devel. Fee 4852	76	76	0	0	0
Residential Devel. Fee 4854	77	77	0	0	0
Residential Devel. Fee 4855	76	76	0	0	0
Residential Devel. Fee 4856	76	76	0	0	0
Residential Devel. Fee 4857	77	77	0	0	0
Residential Devel. Fee 4858	77	77	0	0	0
Residential Devel. Fee 4859	77	77	0	0	0
Residential Devel. Fee 4860	77	77	0	0	0
Residential Devel. Fee 4861	77	77	0	0	0
Residential Devel. Fee 4862	77	77	0	0	0
Residential Devel. Fee 4863	77	77	0	0	0
Residential Devel. Fee 4864	77	77	0	0	0

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Residential Devel. Fee 4865	77	77	0	0	0
Residential Devel. Fee 4866	77	77	0	0	0
Residential Devel. Fee 4867	77	77	0	0	0
Residential Devel. Fee 4868	77	77	0	0	0
Residential Devel. Fee 4869	77	77	0	0	0
Residential Devel. Fee 4870	77	77	0	0	0
Residential Devel. Fee 4871	77	77	0	0	0
Residential Devel. Fee 4873	76	76	0	0	0
Residential Devel. Fee 4876	227	227	0	0	0
Residential Devel. Fee 4877	908	908	0	0	0
Residential Devel. Fee 4878	76	76	0	0	0
Residential Devel. Fee 4879	1,134	1,134	0	0	0
Residential Devel. Fee 4880	76	76	0	0	0
Residential Devel. Fee 4881	76	76	0	0	0
Residential Devel. Fee 4882	2,117	2,117	0	0	0
Residential Devel. Fee 4883	76	76	0	0	0
Residential Devel. Fee 4884	908	908	0	0	0
Residential Devel. Fee 4885	908	908	0	0	0
Residential Devel. Fee 4886	77	77	0	0	0
Residential Devel. Fee 4887	76	76	0	0	0
Residential Devel. Fee 4888	76	76	0	0	0
Residential Devel. Fee 4889	76	76	0	0	0
Residential Devel. Fee 4890	76	76	0	0	0
Residential Devel. Fee 4891	77	77	0	0	0
Residential Devel. Fee 4892	77	77	0	0	0
Residential Devel. Fee 4893	77	77	0	0	0
Residential Devel. Fee 4894	77	77	0	0	0
Residential Devel. Fee 4895	756	756	0	0	0
Residential Devel. Fee 4896	152	152	0	0	0
Residential Devel. Fee 4897	76	76	0	0	0
Residential Devel. Fee 4898	77	77	0	0	0
Residential Devel. Fee 4899	76	76	0	0	0
Residential Devel. Fee 4900	76	76	0	0	0
Residential Devel. Fee 4901	152	152	0	0	0
Residential Devel. Fee 4903	77	77	0	0	0
Residential Devel. Fee 4905	455	455	0	0	0
Residential Devel. Fee 4906	77	77	0	0	0

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Residential Devel. Fee R94	5,670	0	0	0
Unfunded	148,877	0	0	148,877
Total	265,000	116,123	0	148,877

DESCRIPTION: This project includes construction of field level Americans with Disability Act wheelchair and companion seating areas behind the infield fence, and construction of a drainage system for the two team dugouts. The project also includes renovating the team locker and shower rooms, enlarging the field office and storage areas, and installing air conditioning systems. In addition, this project provides for the replacement of damaged stadium seats and replacement of the existing scoreboard with an electronic scoreboard.

JUSTIFICATION: The 522 existing seats needing replacement have deteriorated and are missing planks and/or hardware in many places. Over the years, the weathering of the wood has caused nearly all of these wooden seat boards to split, thereby making them unsafe for stadium users. The old scoreboard operated with hand-posted scores. The new scoreboard is electronic. The locker/maintenance room is being used as a maintenance office and storage area. It needs to be upgraded and enlarged to serve its intended purpose and to meet current ADA and building code standards.

SCHEDULING: Design for minor improvements started in January, 2003 and design will be completed in October, 2003. The remaining work is on hold pending adoption of the master plan and identification of funding.

RELATIONSHIP TO GENERAL PLAN: This project is consistent with Public Facilities Element of the General Plan by helping to achieve a high level of maintenance and selective improvements of existing facilities, and it is also consistent with Land Use Element Objective 23 by providing long term growth opportunities for an existing regional institution.

HISTORY: This project was created in FY 1996 and received initial funding in FY 1997.