

APPENDICES

The Environment – Appendix 1

INTRODUCTION

The defining physical features of Scripps Park- its sweeping bluff tops, cliffs, beaches and ocean waters - are products of a unique meeting of sea and land. The present appearance and condition of the coastal bluffs and shoreline of the Park are the result of on-going, dynamic environmental processes. At any given point in time, the physical setting of the Park is a signature of dynamic processes. The experience of these processes is integral to the experience of the identity and character of the Park.

The dynamic nature of the Park's environment and the necessity that the land and the waters be considered as parts of an inseparable whole are fundamental to understanding the Park, and must underlie public policy guiding all planning, design and environmental management efforts.

The specific interrelationships among shoreline erosion processes, surface and groundwater flow patterns, water quality, geology and soils, and flora and fauna of the site must be taken into consideration in the development of planning guiding principles, landscape design and engineering concept plans and implementation, and on-going environmental management.

Appendix 1 includes: an analysis of available information on the effects of "shoreline processes" on the Park perimeter; an environmental quality analysis with recommendations and guidelines and a plan addressing water quality; an integrated conceptual design response including grading, drainage and habitat management to

minimize erosion; and a recommended approach to vector animal control.

Shoreline Process Issues

The present appearance and condition of the coastal bluffs of Scripps Park are the result of dynamic environmental processes. The bluffs are an "emergent," gradually rising coastal landform. As sea level has risen and fallen, due to repeated advance and retreat of glaciers during the Ice Ages, the shoreline developed a series of uplifted marine, or wave-cut terraces. Currently, the ocean ward edge of the marine terrace is being eroded by ocean waves as well as by ground water seepage and other processes. This forms a well-developed bluff or sea cliff along the shoreline. This shoreline process of erosion must be recognized as a fundamental characteristic of the bluffs - and addressed in planning for the future.

Rising sea levels, hurricanes, dams that block the re-supply of sand to beaches and severe storms associated with El Nino events are generally escalating and cause erosion along the entire coast of California.

Research (Coastal Bluff Erosion in San Diego County, G. B. Griggs, UC Santa Cruz) has shown that while the bluffs at La Jolla are actively eroding, they are typically associated with relatively low average rates of erosion (3 cm/yr). The presence of waves, groundwater and the composition of the bluffs all contribute to the continuing erosion of the shoreline. Recent research based on analyses of air photos has shown that erosion estimates have overemphasized the importance of wave action and

underemphasized that of bluff composition. Rock composition and inherent structural strength are the best predictor of bluff stability. Consistent with other studies, this research has also found that groundwater also plays an important role in weakening bluff materials.

Bluff Erosion at Scripps Park:

Despite low average rates of erosion, periodically, significant erosion occurs on the bluff faces of Scripps Park, and must be addressed. Planning and design of improvements and on-going management and maintenance techniques should incorporate innovative approaches to shoreline management in addressing shoreline process- including managed shoreline retreat, control of access, groundwater and surface runoff monitoring and control, and habitat management.

Environmental Quality/Water Quality Issues

Pollutants are present in urban runoff from city storm drains and surface water flows, which adversely affect the quality of the waters of Scripps Park. The Park is adjacent to the La Jolla Ecological Reserve – designated as an “Area of Special Biological Significance (ASBS),” and subject to a major State funded water quality enhancement planning project.

Levels of pollutants in urban runoff conducted at the Scripps Park shoreline have not been quantified, and only one of the storm drains directly adjacent to the Park has been identified as a candidate for the City’s coastal low flow diversion program, which directs runoff to treatment facilities.

Pollutants in Urban Runoff

The La Jolla Community Plan states that the City of San Diego recognizes that pollutants in urban runoff are the leading cause of water quality impairment in the San Diego region. The Plan notes: “As runoff flows over urban areas, it picks up harmful pollutants such as pathogens, sediment, fertilizers, pesticides, heavy metals, and petroleum products.” The City of San Diego recognizes the impact of nonpoint source pollution runoff on coastal waters through policies and programs to address pollution from both new and existing development. New development projects are subject to design and construction standards.

“To address current development and redevelopment projects, including all development projects in La Jolla, the City’s development regulations have been revised to include a combination of site design, pollution prevention, source control, and treatment control Best Management Practices (BMPs).”

La Jolla Ecological Reserve - Area of Special Biological Significance (ASBS)

A recent planning level urban runoff water quality study by the City of San Diego (Protecting the La Jolla Ecological Reserve through an extension of the Coastal Low Flow Diversion Program); City of San Diego Memorandum, M. Nassar, May 9, 2005 states:

“The State Water Resources Control Board (State Board) has designated the La Jolla Ecological Reserve (ASBS No. 29) as one of thirty-four Areas of Special Biological Significance (ASBS), considered to be the most valuable coastal waters in the State. The federal Clean Water Act requires coastal states to have and routinely update an Ocean Plan for the maintenance of water quality standards. The Ocean Plan (and State Board) has arguably prohibited storm water waste

discharges (dry and wet weather runoff) to ASBS No.29.”

Coastal Low Flow Diversion Program

The City study (Ref. 4.) cites diversion of low flow or “dry season” flows from storm drains as a means to address pollution of offshore waters. As noted above, this report is a planning level study for the expansion of the existing Coastal Low Flow Diversion Program to eliminate dry weather flows from the City of San Diego storm drains currently discharging into the La Jolla Ecological Reserve Area of Biological Significance (ASBS) Number 29

“The Coastal Low Flow Diversion Program works on the principle that dry season storm drain flows (low flows) are often polluted. Normally, storm drains collect polluted flows year-round from sidewalks, curbs, gutters and inlets and carry them untreated to the nearest beach, creek, river or bay via a series of underground pipes.

Coastal Low Flow Diversion facilities capture flows from urban runoff and incidental sewage spills just upstream of the drainpipe terminus at the beach. Often these facilities are the last barrier protecting the beach from unhealthy flows.

Diversion facilities consist of a series of underground pipelines, valves and pumps that are tied into the storm drain system diverting low flows into the sewer system for treatment. “Low flows” are urban runoff and/or sewage overflows, or flows seen during dry weather periods as opposed to the high flows experienced during rainy periods. The diversion facilities are equipped with sensors that trigger the facility to shut down and stop diversion when “high flows” are reached.

Depending on whether the point of collection (sewer manhole) is below or above the storm

drain diversion point, the diversion facility is one of either a gravity diversion valve or a storm drain interceptor pump station.”

The City estimates the cost of the diversion facilities as varying between \$250,000 for a gravity diversion valve system and \$350,000, for a storm drain interceptor pump station.

Conceptual Design Responses

This report recommends an integrated concept design with civil engineering/landscape architectural elements related to managed shoreline retreat; management of groundwater and surface runoff; habitat management for flora and fauna (including vector animals); control of erosion at outfalls; and low flow diversion of runoff from drains opening onto the shoreline at Scripps Park.

The design (see figure 3-1) addresses and implements responses to environmental issues described above through an integrated approach including the following:

- a) on-site modifications to surface grading, pathway construction and landscape planting;
- b) careful management of turf irrigation water application;
- c) habitat management; and
- d) the off-site construction of low flow urban runoff diversion facilities.

Managed Shoreline Retreat

Managed shoreline retreat in areas of active erosion provides for the relocation of improvements such as pathways inland further away from active erosion zones. Access control by limiting pedestrian access through the introduction of low barriers at the bluff top edge minimizes damage from uncontrolled access through the use bands of native drought adapted barrier ground cover planting. The Plan recommends the re-alignment of segments of the bluff top pathway at both the west and east ends of the Park.

Management of Groundwater and Surface Runoff

Management of groundwater and surface runoff from sources within the Park can address shoreline process and positively

influence water quality (see Water Quality discussion above) through careful irrigation system maintenance and water application management of turf areas, the introduction of permeable paving surfaces, the use of native plants requiring no supplemental irrigation, and contouring of Park topography through grading to direct runoff away from bluff tops to infiltration swales.

Habitat Management

Habitat management is also an important component of an integrated approach to shoreline process through the replacement of exotic plant species such as ice plant with the introduction of native coastal bluff plant species, and the control of infestation of the bluffs and other areas by vector animals (see Vector Animal discussion below).

Erosion and Pollution at Storm Water Outfalls

Isolated areas of bluff erosion associated with concentrated runoff related to storm water discharge points **are** also present in some areas. Present potential detention and diversion of low flow runoff from discharge points, while primarily addressing water quality issues (see above Water Quality discussion), will have some positive effect on reducing erosion from these locations during low flow conditions, but with the exception noted above, the presence of discharge points of concentrated storm water flows is not addressed by the City's presently planned diversion program.

Inclusion of Scripps Park in Water Quality Monitoring and Enhancement Planning Efforts

Currently, only one of the storm drains flowing into the waters directly off shore at Scripps Park is prioritized for diversion by the City. This drain, (see diagram below) the most easterly of the drains has been

designated a “priority IV” diversion- the lowest priority for implementation.

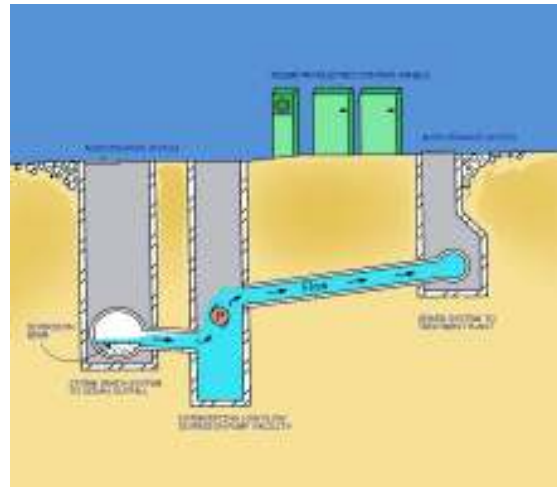
It is not confirmed that the quality or quantity of runoff from the drains at Scripps Park has been evaluated. Water quality of runoff is typically only monitored in response to citizen complaint, and currently available information does not show monitoring records for these drains.

City monitoring measures bacteria levels on runoff, but not other pathogens, sediment, fertilizers, pesticides, heavy metals, or petroleum products.

Informal observation confirms that urban runoff is present on the beaches and waters of Scripps Park during both low flow and storm flow conditions.

The city of San Diego and Scripps Institute of Oceanography are currently working together in the context of a water quality enhancement planning grant from the State of California related to the La Jolla Ecological Reserve Area of Special Biological Significance (ASBS). As Scripps Park is not within the boundaries of the Reserve, the waters of the Park are not included in this water quality enhancement planning effort.

This Plan recommends the inclusion of Scripps Park in this water quality monitoring and enhancement planning effort.



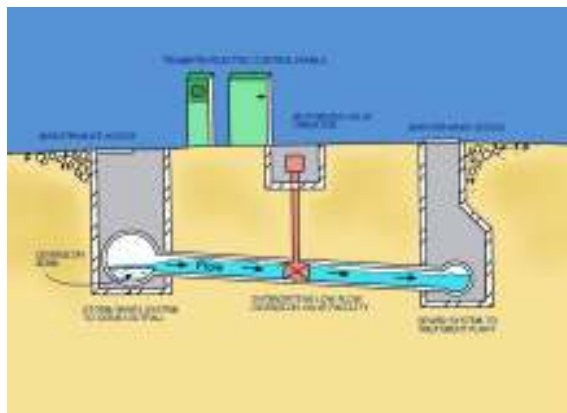
The heavy public use of the waters-of Scripps Park, and use of Scripps Park as a “portal” to the La Jolla Ecological Reserve provide a basis for inclusion in this study. The inclusion of Scripps Park in the study will reinforce the constituency of support in the community for continuing public investment in water quality efforts generally.

Environmental Management and Maintenance

An environmental management and maintenance plan specific to Scripps Park must be developed and adopted. This plan can successfully address issues discussed above immediately and over time. The most critical issues related to irrigation can be addressed immediately by adjusting water application schedules and repairs of defective system components. Management and maintenance over a longer time frame can successfully restore habitat through the phased replacement of invasive exotic plants (ice plant) with native coastal bluff species, and control vector animal species through a combination of habitat alteration and ecologically safe integrated pest management

Vector Animal Control

Absence of natural predation and presence of food sources from refuse and feeding by the



public have allowed unacceptable population levels of vector animal pests including Beechy Ground Squirrels and other rodents in Scripps Park. These vector animals cause environmental damage from accelerated erosion to bluffs brought about by burrowing, and are associated with potential public health concerns as carriers of parasites and disease.

Effective control of these vector animals in bluff top public shoreline Parkland has been achieved in a setting similar to that of Scripps Park in the City of Santa Barbara through habitat alteration by the frequent removal of refuse, public education through signs explaining the negative impacts of feeding, and the use of an environmentally safe EPA exempt cornmeal based non-persistent pesticide product marketed as “Rodetrol.”

Urban & Park Design Plan Recommendations – Appendix 2

The following recommendations represent the Consultant’s professional judgment as to how the best address issues and concerns raised at the November workshop. This document served as a basis for determining the recommendations specified within the Conceptual Plan. In some instances, the recommendations include detailed suggestions for accomplishing the Plan’s **Summary Conclusions**.

PEDESTRIAN ACCESS LINKS

1. The workshop consensus called for the renovation and improvement of existing pedestrian access ways between Prospect Street and Coast Boulevard as vital pedestrian and view linkages between the village of La Jolla and Scripps Park, coastline and ocean.
2. Obstructions blocking access and views through these corridors should be removed.
3. Clear, uniform signage should be installed at entries along Prospect and Coast to clearly identify them as public-right-of-ways. Further, this signage should also include a disclaimer to limit liability.
4. Other recommendations included adding step lights and other low, walkway lighting, handrails and benches at landings.

LANDSCAPE ENHANCEMENTS: SCRIPPS PARK PLANTING

1. An arborist/horticulturalist should be engaged to report on the present health status of the Park’s existing trees and make recommendations for immediate

and long-term maintenance to ensure their future health and public safety.

2. Dead and diseased trees should be replaced with species that thrive in coastal conditions, enhance coastline and ocean views to and through the Park, and can withstand the specific conditions of their siting – for example turf irrigation and heavy soil compaction.
3. Trees or shrubs that block views should be pruned or replaced to improve views add shade and help deflect winds. These include the Italian Stone Pine at the intersection of Lower Girard and Coast Boulevard, some Australian Tea Trees around the picnic areas and overgrown, windbreak shrubs such as the Pittosporum.
4. Blooming plants are desirable to add seasonal color.
5. Recommended trees:
 - a) Brahea edulis – Guadalupe Palm
 - b) Chamaerops humilis – Mediterranean Fan Palm
 - c) Ficus rubiginosa – Rustyleaf Fig
 - d) Howea forsteriana – Paradise Palm
 - e) Livistona australis
 - f) Lyonothamnus floribundus asplenifolius – Catalina Ironwood (Best in groves a little away from bluff edge)
 - g) Metrosideros excelsus – New Zealand Christmas Tree (can withstand turf conditions)
 - h) Phoenix reclinata – Senegal Date Palm

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| <p>i) Pinus torreyana – Torrey Pine (away from direct bluff edges)</p> <p>j) Syagrus romanzoffianum – Queen Palm</p> <p>k) Washintonia robusta – Mexican Fan Palm</p> | <p>cc) Dudleya – Live Forever - Several</p> <p>dd) Erigeron glaucus ‘Arthur Menzies’ – Compact Beach Aster</p> <p>ee) Eriogonoum parvifolium – Coastal Buckwheat</p> <p>ff) Galvesia speciosa – Bush Island Snapdragon</p> <p>gg) Isocoma menziesii var menziesii</p> <p>hh) Lavatera assurgentiflora – Tree Mallow</p> <p>ii) Limonium californium – Coastal Statice</p> <p>jj) Lycium californium – Box Thorn</p> <p>kk) Perityle incana – Guadalupe Island Rock Daisy</p> <p>ll) Rhus integrifolia – Lemonade Berry</p> <p>mm) Salvia – Sage– Several</p> |
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6. Recommended color, groundcover and wind deflecting shrubs:
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| <p>l) Agapanthus – Lily of the Nile - Several</p> <p>m) Aloe - Several</p> <p>n) Bougainvillea - Shrub Forms</p> <p>o) Cistus – Low Forms</p> <p>p) Erigeron several</p> <p>q) Lantana montevidensis – Several</p> <p>r) Lavendula – Several</p> <p>s) Pittosporum tobira – Several Dwarf Varieties</p> <p>t) Phlomis fruticosa –Jerusalem Sage - Several</p> <p>u) Raphiolepis – Low Growing Varieties</p> <p>v) Rosa rugosa– Sea Tomato - Several</p> | <p>cc) Dudleya – Live Forever - Several</p> <p>dd) Erigeron glaucus ‘Arthur Menzies’ – Compact Beach Aster</p> <p>ee) Eriogonoum parvifolium – Coastal Buckwheat</p> <p>ff) Galvesia speciosa – Bush Island Snapdragon</p> <p>gg) Isocoma menziesii var menziesii</p> <p>hh) Lavatera assurgentiflora – Tree Mallow</p> <p>ii) Limonium californium – Coastal Statice</p> <p>jj) Lycium californium – Box Thorn</p> <p>kk) Perityle incana – Guadalupe Island Rock Daisy</p> <p>ll) Rhus integrifolia – Lemonade Berry</p> <p>mm) Salvia – Sage– Several</p> |
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7. In order to help prevent erosion, to reduce resource consumption and to add wildlife habitat, exotic ice plant on the bluffs should be replaced with native California shrubs and groundcovers.
8. Native shrubs should also replace barrier fencing wherever appropriate.
9. Native California Shrubs and Groundcovers:
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| <p>w) Artemesia – Coastal Sagebrush – Several</p> <p>x) Atriplex lentiformis ssp. breweri –Coastal Quail Bush</p> <p>y) Camissonia cheiranthifolia – Beach Evening Primrose</p> <p>z) Ceanothus – California Lilac - Several</p> <p>aa) Coreopsis - Several</p> <p>bb) Distichlis spicata – Salt Grass</p> | <p>cc) Dudleya – Live Forever - Several</p> <p>dd) Erigeron glaucus ‘Arthur Menzies’ – Compact Beach Aster</p> <p>ee) Eriogonoum parvifolium – Coastal Buckwheat</p> <p>ff) Galvesia speciosa – Bush Island Snapdragon</p> <p>gg) Isocoma menziesii var menziesii</p> <p>hh) Lavatera assurgentiflora – Tree Mallow</p> <p>ii) Limonium californium – Coastal Statice</p> <p>jj) Lycium californium – Box Thorn</p> <p>kk) Perityle incana – Guadalupe Island Rock Daisy</p> <p>ll) Rhus integrifolia – Lemonade Berry</p> <p>mm) Salvia – Sage– Several</p> |
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TRAFFIC, PEDESTRIAN SAFETY & PARKING

Reconfigure the intersection of Coast Boulevard and Lower Girard to improve traffic and pedestrian safety and Park access and views.

- Add planters and additional curbs to define pedestrian crosswalks and intersection.
- Add curb ramps.
- Stripe or add special paving to identify crosswalks.

Lower Girard/Prospect

- Add diagonal Parking on either side of Lower Girard.

Coast Boulevard

- Conduct a feasibility study to determine if diagonal Parking can be added along the village side of Coast Boulevard.

- Add diagonal Parking along the hotel side of Coast from Lower Girard to the turnaround.
- Add ADA Parking spaces along either end of the Park.
- Clarify turnaround at the northern end of the Park near the Cove.
- Add a shuttle to remote Parking structure or lots.

ADA IMPROVEMENTS

1. Add more ADA Parking spaces along Coast Boulevard at the ends the Park. (See above)
2. Replace steep ramp to the belvedere above Shell Beach with stairs.
3. In the center of the Park, add an accessible connection between Coast Boulevard and the bluff top through the central picnic area (Workshop Response was mixed – Consultant Recommends implementation). **[SPP decided against pursuing this recommendation.]**
4. Correct the interface between the turf and the decomposed granite paving of the picnic areas – raise the DG, lower the turf, or add access points. This is an on-going maintenance process.
5. Add companion seating paving adjacent to Park benches and maintain them in an inviting, open condition.
6. Suggestions for reconfiguring the proposed lifeguard tower:
 - Create ADA accessible ramp to the newly created observation platform at the lifeguard station.
 - Add equivalent facilitation of views by providing an off-sidewalk, ADA accessible viewing station.

SIGNAGE RECOMMENDATIONS

1. Gather all signage to two or three low monuments at the ends and middle of the Park.
2. Develop uniform, Park specific design guidelines to regulate all of the Park’s

signage – typeface, size, materials, colors, etc.

3. Park Review Board and the La Jolla Town Council must approve signage.

LIGHTING RECOMMENDATIONS

1. Install low, unobtrusive, solar-powered walkway lighting for the perimeter bluff-top walks and the accessible walkways.
2. Repair or replace the existing pole lights with low intensity lighting along the bluff top to add general lighting.
3. Remove the spot lights on the La Jolla Cove Suites.

4. FENCING RECOMMENDATIONS

1. Develop a consistent railing design for the Park that does not detract from the spectacular views. Use the railing only where necessary, relocating perimeter walk away from the direct bluff edge where intense erosion or undermining occurs. The workshop recommended extending the use of the low seat wall presently used at the Point.
2. Remove and replace only if necessary the chain link barrier fencing with materials that do not detract from the view such as native shrubs.

CAPACITY LIMITS

1. The Usage Patterns subcommittee noted that over the year both residents and tourists heavily use the Park on a daily basis. By far, these major uses are informal and involve admiring and enjoying the unique, spectacular natural, coastal landscapes of and adjacent to the Park. Primarily they include strolling, bench sitting, photography, sunbathing, sunbathing, picnicking and access to ocean activities such as swimming, body surfing, snorkeling, and scuba diving. These uses are consistent with the City of San Diego's designation of a "*Resource-Based Park ... intended to preserve and make available to the public areas of outstanding scenic, natural, or cultural interest.*"
2. There are also two types of special events held in the Park: those issued permits by the City of San Diego and held at various locations in the Park and those rented from and held at the Bridge Club. In 2004 there were 81 City-Permitted events of which 62 were private weddings. The Bridge Club hosts its members 3 afternoons a week, a yoga group 6 mornings a week, Alcoholics Anonymous meetings 4 times a week and rents the facility, primarily for weddings, every Saturday of the year. Both types of events are increasing.
3. Clearly, informal uses of the Park are curtailed by special events. Private events such as weddings entirely remove portions of the Park from public access for their duration. In addition, these events have significant impacts on the surrounding neighborhood, especially in reducing already limited Parking and vehicular access.
4. The daily informal uses of the Park continue to increase in tandem with the growing local and regional population and increasing tourism, and the reduction of coastal open space with the increasing development of the San Diego coastline. The Park's event scheduling should be consistent with the City of San Diego's charge "*to preserve and make available to the public areas of outstanding scenic, natural, or cultural interest*" as well as the State of California's Coastal Commission charge to protect and enhance public access to the coast and Pacific Ocean. Events should encourage enjoyment or deepen appreciation and understanding of the coast or ocean.
5. As a living environment, the Park has capacity limits determined by its ability to successfully withstand and recover from its heavy, year around, daily use and these special events. For example, the struggling lawn between the bathhouse and the Cove illustrates the detrimental effects of constant use. Extra maintenance, renovation and replacement can help to counter these impacts, nevertheless the Park's plantings and surrounding natural environments need recuperative periods to not only thrive but also survive.
6. The Park Review Board will review and develop guidelines for organized events within the Park. Advise regarding proposed uses that that may not conform to the guidelines.

7. Since Scripps Park is a public facility, the major portion of the rental and permitting fees generated by use of the Park should go to maintaining and improving the Park *“to preserve and make available to the public areas of outstanding, scenic, natural, or cultural interest.”*

PARK STRUCTURE DESIGN

As noted elsewhere in this report, the Park Review Board will establish design guidelines then oversee and review all of the Park’s alterations, events and major maintenance procedures.

The following represents an initial set of guidelines:

1. All built elements in the Park shall enhance rather than degrade views to, through and from the Park.
2. The design, construction processes, and materials of all of the Park’s built elements shall support “smart” planning practices and lifetime sustainable design principles specifically suited to this coastal exposure.
3. All design, construction and materials of all the Park’s built elements shall respond to, reflect, respect and support the unique natural, cultural and historic character, qualities and elements of Scripps Park and its surrounding coastline.
4. Bathhouse: This structure needs replacement. When this structure is replaced, the facility should be re-sited and re-aligned closer to Coast Boulevard to enhance rather than block views through the center of the Park towards the Cove. Its design and construction materials should recall the intimate scale and simple “beach cottage” style of earlier Park and La Jolla structures. It should provide full ADA access, limited Park maintenance, storage and solar heated water.

~~5. Bridge Club: To enhance the Park’s most spectacular viewing spots and views through the Park, the historic portions of this building should be relocated to the center of the Park below the intersection of Lower Girard and Coast Boulevard. Since they possess both historic and architectural significance these portions of the building should be restored in keeping with their original design. (Workshop divided Consultant Recommends Implementation.) [SPP decided against pursuing this recommendation]~~

6. Belvederes: The belvederes have lost much picturesque charm and historic significance due to extensive renovation and replacement. These structures should be maintained as long as their present sites remain viable. If erosion or undermining becomes too great, they should be removed or relocated back from the bluff edge.

7. Lifeguard Tower and Access: The emergency/first aid function of the new lifeguard tower shall be accessible to all. Stairs: Both the stairs to Shell Beach and the Cove need repair to provide safe access.

8. The Cove Cave: Its structural system needs immediate repair and renovation to insure public safety.

VIEW CORRIDORS WITHIN & FROM PARK

~~1. Relocate the historic portions of the Bridge Club to the center of the Park to enlarge the viewing area at the Point and to open views from the center of the Park to the north. (Workshop divided Consultant Recommends Implementation.) [SPP decided against pursuing this recommendation]~~

2. Replace the present bathhouse to enhance views; design the structure to

appropriately recall the small scale, coastal, historic La Jolla character, to withstand coastal conditions, to improve function, to be accessible and sustainable and to serve its heavy use.

3. Relocate the Bathhouse closer and realign it parallel to Coast Boulevard in order improve views through the center of the Park towards the Cove.
4. Remove dead or diseased trees within the Park and prune overgrown trees and shrubs to enhance and frame views.
5. Replace heavy aluminum and wood railing with less obtrusive, low seat wall or railing.
6. Replace the existing raised, bright blue, trash container lids with lower, less obtrusive ones.
7. Relocate scattered, disparate signage to three, low monuments at the ends and center of the Park along the sidewalks. This signage (size, material, type face, color, etc.) should be designed specifically for the Park.

VIEW CORRIDOR ENHANCEMENTS FROM LA JOLLA VILLAGE TO THE PARK

1. Add appropriate, clear signage along Prospect Boulevard's sidewalks to identify the locations of the upper entries of the existing pedestrian access ways to Coast Boulevard and the Park and ocean.
2. Remove obstructions such as planters and overgrown trees and shrubs that are blocking the existing pedestrian access ways from Prospect to Coast Boulevards.
3. Add step lighting to these access ways.
4. Reconfigure the intersection of Lower Girard and Coast Boulevard to include special pedestrian crossing paving and significant planting areas to frame views of the Park.
5. Prune or remove the Italian Stone Pine at the top of the Park at Lower Girard and Coast Boulevard to open this primary view into the Park.

6. Relocate the historic portions of the Bridge Club to the center of the Park to open views from the Village to the Point and Cove. (Workshop divided Consultant Recommends Implementation) **[SPP decided against pursuing this recommendation]**
7. Remove dead or diseased trees within the Park and prune overgrown trees and shrubs to enhance and frame views.
8. Replace the existing raised, bright blue, trash container lids with lower, less obtrusive ones.
9. Relocate scattered, disparate signage to two or three, low monuments at the ends and center of the Park along the sidewalks. This signage (size, material, type face, color, etc.) should be designed specifically for the Park.

STREETSCAPE IMPROVEMENTS

1. Add diagonal Parking along the south side of Lower Girard.
2. Widen the sidewalks along Lower Girard and reconfigure the intersection of Lower Girard and Coast Boulevard to include special pedestrian/ADA crossing paving and significant planting areas to frame views of the Park.
3. Install additional ADA Parking spaces and appropriate curb ramps at the ends the Park along Coast Boulevard.
4. Conduct a feasibility study to determine if diagonal Parking can be added along the village side of Coast Boulevard.
5. Add turnaround striping and raised planter at the north end of the Park at Coast Boulevard.

DESIGN REVIEW PROCESS

Park Review Board

The Park Review Board will -

- a. Insure that high standards of design are maintained in the development and construction within Ellen Browning Scripps Memorial Park.
- b. Protect and preserve, as nearly as practicable, the charm and beauty of the Park and the beauty, integrity and health of its adjacent natural landscapes and environments including the historical style, qualities, characteristics and scale of its structures, built features and planting associated with and established by its memorable and distinguished past. These include but are not limited to paving, walls, stairs, railings, site furnishings, signage, lighting, etc.
- c. Review, approve and conditionally approve or disapprove all proposed design, construction and maintenance procedures within the Park. Including but not limited to:
 - i. Any alteration to any building or structure
 - ii. Grading alterations
 - iii. Paving alterations
 - iv. Retaining or other wall alterations
 - v. Stair and ramp alterations
 - vi. Site furnishing alterations
 - vii. Planting alterations including their replacement, heavy pruning, or removal
 - viii. Signage alterations
 - ix. Lighting alterations
 - x. Urban design/streetscape alterations in the vicinity of the Park or as related to the Park
 - xi. Alterations of access to the Park including the alterations to the existing pedestrian access ways between Prospect and Coast Boulevard

- xii. Alterations to Park Parking and loading including input into remote Parking lots and shuttles.

Phasing- Appendix 3

DEVELOPMENT PHASING RECOMMENDATIONS

Recommended phasing of proposed development projects for Scripps Park starting with environmental management and restoration, followed by infrastructure and accessibility improvements and finally the relocation of structures is consistent with both affordability and physical improvement strategies outlined in this Report.

Phase I Priority projects include the establishment of a Park Management Structure and funding mechanism, the recommended retention of a horticulturalist and arborist to address urgent plant material and irrigation management and maintenance issues, and the development and implementation of plans related to initiating replacement of ice plant with native groundcovers and animal vector control.

Phase II Priority projects include Landform Grading, Drainage and Irrigation Improvements; Landscape Planting Restoration/Renovation/Enhancement; and Barrier-Free Accessibility, Safety, Lighting and Signage Improvements packages.

Phase III Priority projects include the Cove Stairs and Cave projects, the Lifeguard Station reconfiguration, new Bathhouse construction, off-site access and urban design efforts and low flow urban runoff diversion.

PLAN PRIORITIES

As noted in the Phasing discussion above, Plan Priorities start with public safety and environmental management practices to

mitigate hazards and erosion and degradation of the site, which can be implemented immediately, and longer term implementation actions such as storm water diversion programs. The enhancement of existing amenities, renewal of landscape features, and development of plans for future improvements such as the lifeguard station, and restrooms, are all high priority projects whose implementation will require longer time frames. Lower priority yet important projects include off-site community urban design efforts such as parking improvements.

PERMITTING ANALYSIS

Consensus Plan Projects

On-site development projects recommended by the Consensus Plan include an overall integrated site infrastructure/landscape restoration concept design; up grading of the Park pathway, lighting and furnishing elements to improve public access.; ~~and the relocation of the “Bridge Club” building. Workshop divided re Bridge Club relocation – Consultant Recommends Implementation. [SPP decided against pursuing this recommendation]~~

Off-site development projects include adjacent street traffic flow and Parking reconfiguration and improvements to adjacent public sidewalks and stairways.

All projects within the boundaries of Scripps Park potentially requiring permits would be submitted by the Parks Department for review and assessment by the City Development Services Department. Other projects outside the Park boundaries (e.g.:

street traffic flow and Parking reconfiguration; improvements to public sidewalks and stairways) would be submitted to Development Services by other appropriate City agencies. Projects other than those classified as deferred maintenance would be subject to review, with smaller projects likely receiving ministerial assessment by Development Services staff and clearance for issuance of building permits if applicable.

Larger projects would be subject to the Public Project Assessment Process, in which a detailed review of a proposed project would be undertaken by Development Services for conformance with City and other agency policies and regulations and determination of any environmental assessment (CEQA, NEPA) and/or California Coastal Act requirements. This process would lead to the determination of whether a discretionary Site Development Permit would be required.

Analysis

As noted above, the site infrastructure/landscape design contains civil engineering and landscape architectural elements related to managed shoreline retreat; management of groundwater and surface runoff; habitat and historic landscape restoration and management for flora and fauna (including vector animals); control of erosion at outfalls; and off-site low flow diversion of runoff from drains opening onto the shoreline at Scripps Park.

These projects, by their nature, fall in the category of deferred maintenance, and the mitigation of impacts of present conditions and management practices. Projects related to improvements to Park pathways, lighting and furnishings and off-site circulation enhancements should also be considered as mitigating present inadequate access and nighttime visibility.

~~The proposed relocation of the Bridge Club building, while subject to the Public Project Assessment Process, and Site Development Permit application, should also be presented in the context of bluff top habitat restoration, and restoration and enhancement of views and access. [SPP decided against pursuing this recommendation]~~

Recommendations

An overview of the Consensus Plan describing the entire project and projected phasing of improvements should be transmitted for review by the City of San Diego Development Services Department. This overview will be reviewed for determination of which elements would likely be subject to the Discretionary Permit, coastal development permit and local and State level environmental reviews. The Department's initial reply will outline expected response time and costs for review. It is expected that review period could be 6 to 12 months and cost \$5,000 to \$10,000 for City review and transmittal of report to City decision making bodies. Threshold for State environmental reviews will also be included in this initial reply.

Financing – Appendix 4

This financing section includes discussions related to the development of the following:

1. A ***funding strategy*** with a list of resources and an implementation matrix;
2. A ***“working drawings” budget*** for the concept plan improvements;
3. ***Preliminary cost estimate*** for work shown on the concept plan with a breakdown of potential public and/or private funding; and
4. A proposed approach to ***donation commemoration***.

A FUNDING STRATEGY

Funding Opportunities/Resources

Sources of funds must be identified to cover

1. The correction of existing problems and deficiencies resulting from deferred maintenance of the Park grounds and facilities; (Presently, no deferred maintenance projects are identified by the City).
2. Further detailed planning studies and design related to the correction of existing problems and deficiencies and the design of new amenities;
3. The construction of these improvements; and,
4. The on-going maintenance of the Park grounds and facilities.

The most likely mix of funding to implement the General Development Plan will result from the identification and release of City funds already budgeted for improvements, the identification of any deferred maintenance items, and from grant sources potentially available from the State of California. Considering that the current water quality enhancement planning grant for the La Jolla Ecological Reserve ASBS from the State is in place, it is not likely that additional funds for

related efforts at Scripps Park will be available. As discussed above, this Report recommends that this present study be expanded to include Scripps Park.

Additionally, City policy initiatives should be explored that would lead to securing funds for the Park from revenues generated from event and facility use at Scripps Park.

Existing City Funding Structure

Funding for new capital improvements and maintenance is allocated from the City budget to the City Parks Department and then allocated by the Parks Department for its shoreline Parks. No specific funds are allocated directly for Scripps Park.

State Funding Sources

The State Coastal Conservancy is the principal source and conduit of State funding for public coastal open space projects in California. While the State Coastal Conservancy has diminished funding capacity for capital improvement projects at present, and competition amongst recipients is strong, its funding capabilities may be significantly enhanced with the potential passage of a State bond proposal that will go before the voters in November of 2006. The recommended strategy for successfully securing funding for capital improvements is to characterize the Master Plan for Scripps Park in the context of a “major urban waterfront” access improvement planning effort. This context would encompass infrastructure improvements and facilities projects, identifying and prioritizing specific components and capital costs. While funding to implement an entire effort may not be possible immediately, an initial increment of priority improvements is much more likely to be secured. (8.)

“WORKING DRAWINGS” BUDGET & PRELIMINARY COST ESTIMATE

Planning and Design “Working Drawings” Budget and Preliminary Capital Cost Estimate for Concept Plan Improvements

The following is a listing of “working drawings” budgets and preliminary cost estimates for projects included in the Consensus Plan.

These are organized into Public Policy, Administrative and Management Infrastructure projects; On-site Capital Projects in the Park; and Off-site Adjacent Access and Related Urban Design and Physical Infrastructure Projects.

These project groupings and “packages” are generally organized according to development

phasing recommendations and priorities, based on urgency, logical phasing of physical improvements, and opportunities related to funding.

Phase I Priority projects include the establishment of a Park Management Structure and funding mechanism, the recommended retention of a horticulturalist to address urgent plant material and irrigation management and maintenance issues, and the development and implementation of plans related to initiating replacement of ice plant with native groundcovers and animal vector control. Phase II Priority projects include Landform Grading, Drainage and Irrigation Improvements; Landscape Planting Restoration/Renovation/Enhancement; and Barrier-Free Accessibility, Safety, Lighting and Signage Improvements packages. Phase III Priority projects include the Cove Stairs and Cave projects, the Lifeguard Station reconfiguration, Bathhouse renovation, off-site access and urban design efforts and low flow urban runoff diversion.

As discussed, a number of the projects identified in the Consensus Plan can be related to on-going efforts by the City, these include the existing joint grant program with UCSD to study urban runoff low flow diversion, the lifeguard station project, and present City Parks maintenance efforts. Additionally, the projects related to on-site and adjacent off-site access enhancements can be aggregated into a potential grant from the State of California under the “Major Urban Waterfront” grant program administered by the State Coastal Conservancy. Also as discussed under Funding Strategies, in the event funding is likely not available at this time for an entire waterfront enhancement project, certain initial phase elements could be funded.

Planning and design cost budget items include estimates for professional fees related to the development of programs to guide the formation of Park administrative programs, as

well as estimates of fees for the development of the concepts presented into architectural, landscape architectural and engineering design, design development and construction documentation and administration packages.

Planning components do not include environmental documentation and permitting required that would be assumed to be performed by the City as discussed in the Permitting Analysis Section.

For the purposes of this budget estimate, planning and design costs are based on standard equivalent percentages of capital costs for each component of work, varying from the 3 percent range for large irrigation and grading projects, to 10-20 percent for more complex landscape architectural and architectural projects. While planning and design fee estimates are shown for each discreet project as requested, projects can not be considered to be “stand-alone” efforts, but parts of the packages identified. The preliminary capital cost estimates and aggregate fee estimates associated with each project package are designed for use in budget projections related to funding strategies, and also do not include any City project administrative costs.

1. Public Policy, Administrative and Management Infrastructure Projects Professional Fees

Establish Ellen Browning Scripps Memorial Park Design Review; Events and Celebrations Review; and Memorials and Public Art Review Administrative Structure
 Planning and Design Cost: TBD
[Subsequently, SPP and the consultant advocate a different approach – a single, unified Park Review Board. See Guiding Principles 6.1.]

A. Engage horticulturalist to determine health and specify maintenance procedures for the existing plant material in the Park including

irrigation maintenance and application schedule.

Planning and Design Cost: allow \$5,000

B. Develop a sustainable recycling program for the Park’s trash and landscape waste material.

Planning and Design Cost: TBD

1. Park Capital Improvements Projects

Initial Exotic Vegetation Replacement and Habitat Management Package:

A. Replace the ice plant on the bluffs with appropriate native plant materials to help control erosion, discourage rodents and conserve water.

Capital Cost: allow \$130,000

Planning and Design Cost: allow \$20,000

B. Establish sustainable, non-polluting delivery array of secure pesticide receptacles to provide on-going control of the Park’s animal vectors.

Cost: allow \$5,000

Planning and Design Cost: TBD

A. Replace unsightly trashcans with vermin proof less obtrusive, appropriate containers, supplement with recycling containers.

Cost: allow \$ 20,000

Planning and Design Cost: \$2,000

Package Combined Capital Cost: allow \$155,000

Package Combined Planning and Design Cost: allow \$22,000

Landform Grading, Drainage and Irrigation Improvements Package:

A. Re-grade areas of the Park to provide equal access to picnic areas and through

Park, decrease water run-off on to the bluffs and enhance sight lines.

Capital Cost: allow \$100,000

Planning and Design Cost: \$10,000

B. Replace irrigation system to increase water conservation and plant material health while decreasing water run-off, maintenance and breakage.

Cap. Cost: allow \$125,000 recc. combine w/2.A.

Capital Cost: allow \$125,000

Planning and Design Cost: \$5,000

C. As it is subject to being undermined, relocate bluff edge walk away from the immediate bluff edge.

Capital Cost: allow \$260,000

Planning and Design Cost: \$30,000

Package Combined Capital Cost: allow \$485,000

Package Combined Planning and Design Cost: allow \$45,000

Landscape Planting Restoration, Renovation, Enhancement Package

Implement an overall landscape planting plan based sustainable design to add color and recollection of the horticultural history of La Jolla, Ellen Browning Scripps and Kate Sessions; and to improve views to, within and from the Park over the future. Corner of Lower Girard and Coast Boulevard, the picnic areas and Point La Jolla to receive special attention.

Package Capital Cost: allow \$150,000

Package Planning and Design Cost: allow \$20,000

Barrier-Free Accessibility, Safety, Lighting and Signage Improvements Package

A. Implement a uniform railing system for the Park, which will meet ADA, safety requirements and improve views.

Capital Cost: allow \$130,000

Planning and Design Cost: allow \$26,000

B. Replace unsightly chain link and other barricades with less obtrusive system meeting requirements. Where possible, replace with native shrub massing.

Capital Cost: allow \$60,000

Planning and Design Cost: allow \$6,000

C. Implement new lighting system for the Park. Add low, potentially solar powered walkway lighting to the perimeter walkways. Replace or remove pole lighting to provide subtle ambient lighting.

Capital Cost: allow \$200,000

Planning and Design Cost: allow \$20,000

D. Add an ADA accessible pathway connection between Coast Boulevard and the bluff edge and through the central picnic areas at the center of the Park.

[SPP decided against pursuing this recommendation]

Capital Cost: allow \$30,000

Planning and Design Cost: allow \$3,000

E. Add ADA compliant companion-seating pads to existing benches.

Capital Cost: allow \$30,000

Planning and Design Cost: allow \$3,000

F. Appropriately renovate, relocate and/or remove the belvederes along the bluffs as necessary to meet safety and accessibility requirements.

Capital Cost: allow \$60,000

Planning and Design Cost: allow \$6,000

G. Relocate disparate public safety, directional etc. signage scattered about the Park three low

monuments. The signage will reflect special character of the Park and be uniform in typeface, color, material etc.

Capital Cost: allow \$30,000

Planning and Design Cost: \$10,000

Package Combined Capital Cost: allow \$540,000

Combined Planning and Design Cost: allow \$64,000

Cove Stair Replacement Project

A. Repair the existing stairs to Shell Beach and the Cove. Develop appropriate step system to better withstand seasonal sand transport and tidal action at lower end of the stairways.

Project Capital Cost: allow \$100,000

Project Planning and Design Cost: allow \$20,000

Cove Cave Management Project

A. Manage erosion and renovate the Cove Cave

Cost: TBD

Proposed Lifeguard Station Reconfiguration Project

A. Reconfigure proposed lifeguard station/ access at the Cove to accommodate ADA access and eliminate proposed ramps

Project Capital Cost: TBD

(NOTE: COST OF PRESENT PROPOSED STATION EST. AT \$400,000. RECONFIGURED CONCEPT COULD REDUCE COST BY +\$50,000)

Project Planning and Design Cost: TBD

Bathroom Renovation Project

A. Renovate existing bathroom with a sustainable, ADA accessible, aesthetically appropriate facility.

Project Capital Cost: allow \$300,000

Project Planning and Design Cost: allow \$45,000

Bridge Club Relocation Project (Workshop divided — Consultant Recommends Implementation)

A. Relocate historic portions of the Bridge Club to the center of the Park to recapture environmental quality of the premier viewing area of the Park.

{SPP decided against pursuing this recommendation}

Project Capital Cost: allow \$200,000

Project Planning and Design Cost: \$50,000

(NOTE: NIC ANY ENVIRONMENTAL DOCUMENTATION)

3. ADJACENT ACCESS IMPROVEMENTS/URBAN DESIGN PROJECTS

A. Renovate and improve existing pedestrian access ways between Prospect Street and Coast Boulevard. Remove any barricades and obstructions; prune plant material to improve views in both directions. Add noticeable directional, safety and liability signage at the top and bottom. Make entrances to walks clear and inviting. Add step lights and handrails to stairs and benches at landings.

Project Capital Cost: allow \$200,000 (\$50,000 each access way)

Project Planning and Design Cost: allow \$40,000

B. Enhance the intersection of Lower Girard and Coast Boulevard to provide safe, inviting pedestrian access to the Park including new enriched paving and configuration of crosswalks, sidewalks and urban furnishings and plantings.

Project Capital Cost: allow \$50,000

Project Planning and Design Cost: allow \$10,000

C. Reconfigure Lower Girard from Prospect Street to Coast Boulevard to improve pedestrian access between La Jolla Village and the Park, provide diagonal Parking along both sides of the street, add feature such as fountain and special median with planting.

Project Capital Cost: allow \$120,000

Project Planning and Design Cost: allow \$30,000

D. Enhance Coast Boulevard along the Park north of Lower Girard. Add diagonal Parking along the hotel side of the street. Add ADA Parking spaces at either end of this stretch along the Park. Improve turnaround at the Cove.

Project Capital Cost: allow \$100,000

Project Planning and Design Cost: allow \$30,000

D. Add a peak time shuttle to transport Park visitors to and from remote Parking structure.

Project Capital Cost: TBD

Project Planning and Design Cost: TBD

4. Adjacent Infrastructure Improvements

A. Urban run-off low-flow diversion

Project Capital Cost: allow \$250,000 – \$350,000 each outflow

Project Planning and Design Cost: TBD

COMMEMORATION & FUNDRAISING DEVELOPMENT OPPORTUNITIES

The Park Review Board will establish design guidelines and a permitting/fee schedule for all proposed commemoratives and memorials as well as site specific, public art works. Subsequently all commemoratives and memorials and public art projects will be reviewed by the Park Review Board.