

Capital Program

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Capital Program

Capital Program Introduction

The County has a centralized, comprehensive capital facilities and space planning program (Capital Program) that is guided by Board Policy G-16, Capital Facilities and Space Planning, which is described in more detail below. The Capital Program maintains a forward-looking perspective on the County’s current capital facilities and the anticipated needs for capital in the near- and long-term. To provide a formal groundwork for funding the Capital Program, the Board of Supervisors adopted Policy B-37, *Use of the Capital Program Funds*. This policy establishes the funding methods, administration and control, and allowable uses of the Capital Program Funds. The Capital Program does not include appropriations for recurring capital expenses appropriated in departmental operating budgets nor recurring appropriations for capital projects that are managed and accounted for in the enterprise funds or special revenue funds (i.e. roads/airports). See the departmental operational plan narratives for amounts appropriated for recurring capital expenses.

The Chief Administrative Officer (CAO) established County of San Diego CAO Administrative Manual, Policy 0030-23, *Use of the Capital Program Funds*, Capital Project Development and Budget Procedures, to set forth procedures for developing the scope of capital projects, monitoring the expenditure of funds for capital projects, timely capitalization of assets, and the closure of capital projects within the capital program funds.

The Capital Program is composed of the following major funds:

Capital Outlay Fund

The Capital Outlay Fund provides centralized budgeting and accounting for the County's capital projects, and currently is used to account for the funding of land acquisitions and capital projects that do not fall within the scope of any of the other capital program funds (listed below). Capital projects that are funded through the Capital Outlay Fund include the purchase or construction of buildings for the delivery of County services and the acquisition and development of open space and parkland, outside of the Multiple Species Conservation Program (MSCP) (see description below).

Major Maintenance Capital Outlay Fund

This fund was implemented for financial reporting purposes. This fund enables the County to capitalize those projects that meet the capitalization requirement per accounting rules. Such projects which are considered routine maintenance but require capitalization are funded through the originating departmental operating budget.



County Health Complex Fund

The County Health Complex Fund contains budgeted amounts for capital projects related to the Rosecrans Health Complex and other County health facilities, excluding the County's Edgemoor property.

Justice Facility Construction Fund

The Justice Facility Construction Fund contains budgeted amounts for capital projects related to the County's justice and public safety capital improvements, including detention facilities, Sheriff's stations and other criminal justice facilities.

Library Projects Fund

The Library Projects Fund contains budgeted amounts for the acquisition and construction of County library facilities.

Multiple Species Conservation Program Fund

This fund contains budgeted amounts for the improvement and acquisition of land related to the MSCP. The MSCP seeks to preserve San Diego's natural areas, native plants and animals, and refine the development process, thereby conserving the quality of life for current and future generations.

Edgemoor Development Fund

Board of Supervisors Policy F-38, *Edgemoor Property Development*, provides guidelines for the use, development and disposition of the County property located within the City of Santee, known as the Edgemoor property. The Edgemoor Development Fund was established pursuant to this policy and all of its revenues, mainly produced by the Edgemoor property itself and the lease and sale of land, are to fund the reconstruction of the Edgemoor Skilled Nursing Facility. As a fund established to account for the financial resources to be used for the acquisition or construction of a major capital facility, it is included in the

Capital Program. A portion of the cost of replacing the Edgemoor Skilled Nursing Facility was funded by Certificates of Participation (COPs) executed and delivered in January 2005 and December 2006, both of which were refunded in 2014. The Edgemoor Development Fund provides funding for the repayment of the COPs.

Capital Program Funds are used for:

- ◆ The acquisition and construction of new public improvements, including buildings and initial furnishings and equipment.
- ◆ Land and permanent on-site and off-site improvements necessary for the completion of a capital project.
- ◆ The replacement or reconstruction of permanent public improvements which will extend the useful life of a structure, including changes in the use of a facility.

The following restrictions apply, and the following expenses are not to be funded from the Capital Program Funds:

- ◆ Roads, bridges, or other similar infrastructure projects that are provided for through special revenue funds, such as the Road Fund or enterprise funds.
- ◆ Expenditures which do not extend the useful life of a structure or will only bring the facility to a sound condition. These are considered maintenance expenses that do not meet the capitalization requirement per accounting rules, which are budgeted within departments.
- ◆ Feasibility studies, facility master plans or other analytical or research activities that do not relate directly to the implementation of a capital project.
- ◆ Furnishings or equipment not considered a permanent component of the facility, or other short-lived general fixed assets.

The Board of Supervisors may appropriate funding from any legal source to the Capital Program Funds for present or future capital projects. The Board of Supervisors has jurisdiction over the acquisition, use and disposal of County-owned real property and County-leased property under the authority of Government Code §23004. All proceeds from the sale of fixed assets (land and structures) are allocated to the Capital Program Funds unless otherwise specifically directed by the Board of Supervisors. Administrative policies and procedures have been established to provide appropriate controls on the scope of projects and expenditure of funds.

The County’s capital improvements planning process is outlined in Board of Supervisors’ Policy G-16, *Capital Facilities and Space Planning*. The process reflects the goals of the County’s Five-Year

Strategic Plan and identifies the Department of General Services (DGS) as steward for the management and planning of the County’s capital facilities. DGS coordinates the implementation of Policy G-16 by setting a schedule, designing a process and creating evaluation criteria for establishing the Capital Improvement Needs Assessment (CINA).

Once funding is identified, projects are included in the two-year Operational Plan. Projects may be phased over time however, all funding must be appropriated at the time of contract award. Each organizational group is responsible for identifying funding sources for its projects. Any long-term financing obligations required for implementation of the CINA must first be approved by the Debt Advisory Committee and then by the Board of Supervisors, as required by Board of Supervisors Policy B-65, Long-Term Financial Management Policy.

The Board of Supervisors or the CAO also may recommend mid-year adjustments to the budget as circumstances warrant to meet emergent requirements or to benefit from unique development or purchase opportunities. A budget adjustment may be made if the project request meets at least one of the following criteria:

- ◆ Public or employee health/safety is threatened by existing or imminent conditions.
- ◆ The County will face financial harm (property damage, loss of revenue, litigation, etc.) if prompt action is not taken.
- ◆ The Board of Supervisors has approved a new program or program change which specifically includes additional space and funding for space-related costs.

Appropriations remaining for any given capital project at the end of the fiscal year automatically carry forward into the next fiscal year along with any related encumbrances, until the project is completed.

The tables in the Outstanding Capital Projects by Fund section provide information for the County’s current outstanding capital projects. The Finance Other section of the Operational Plan contains detailed information regarding lease payments that are used to repay long-term financing of capital projects.

Outstanding Capital Projects by Fund

Effect Fiscal Year 2020–21 the Outstanding Capital Projects by Fund report will no longer be included in the Operational Plan. The report will be available on the public web page for the Department of General Services at:

https://www.sandiegocounty.gov/content/sdc/general_services/Facility_Planning_Design_Construction.html





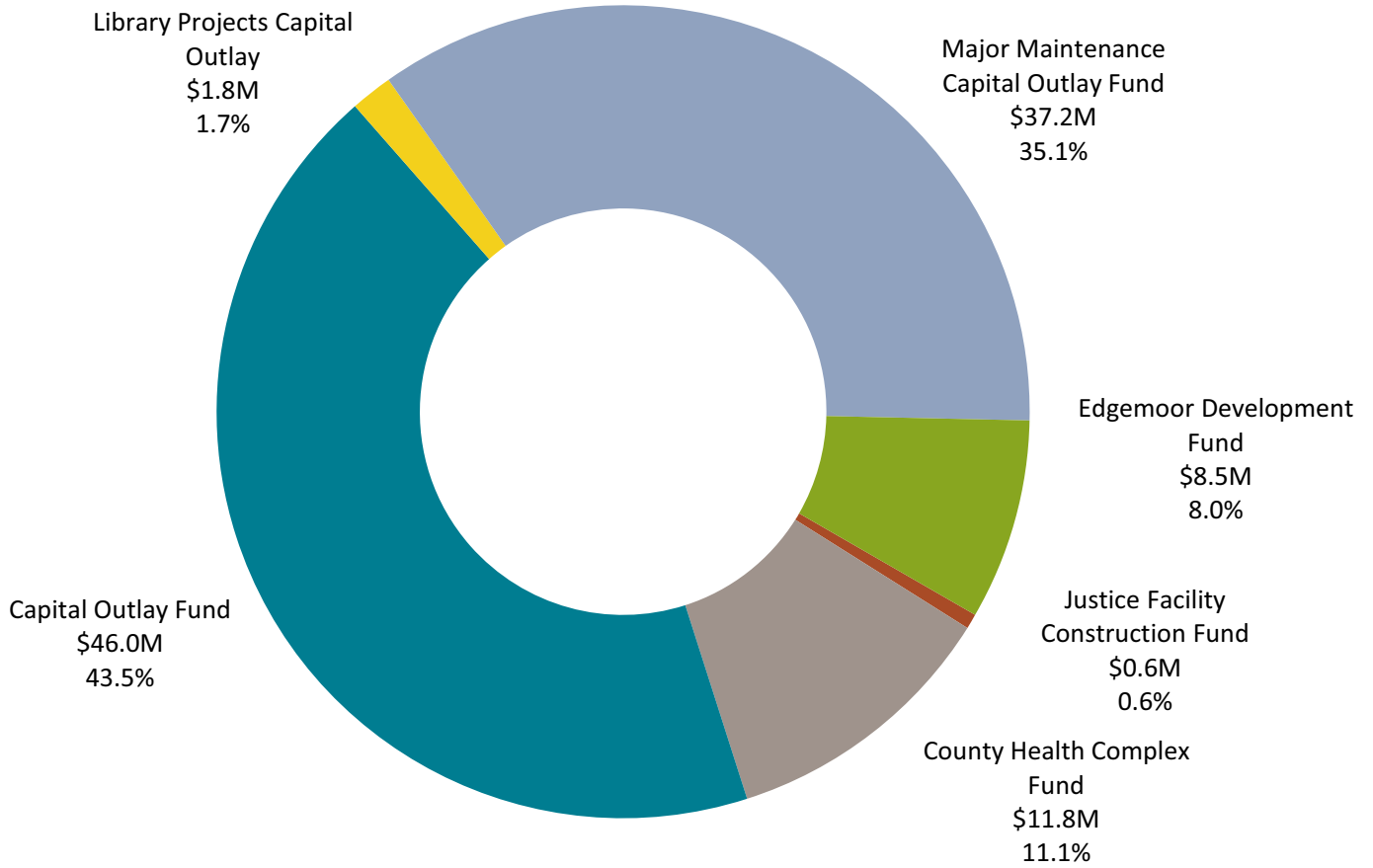
2020–21 Recommended Budget at a Glance: Capital Program

The Fiscal Years 2020–22 Operational Plan Capital Program totals **\$105.9 million** which includes \$60.2 million in new appropriations for various capital projects, \$37.2 million for Major Maintenance projects required to be capitalized for financial reporting purposes (including the Rock Mountain Major Maintenance project), and \$8.5 million in the Edgemoor Development Fund to support the costs associated with the Edgemoor Skilled Nursing Facility, including the lease payments related to the long-term financings executed to help fund construction. The following table provides a list of capital appropriations in Fiscal Year 2020–21.

Capital Appropriations Summary	
Project	Fiscal Year 2021–22 Appropriations
Casa de Oro Library	\$ 315,000
County Administration Center (CAC) Major Systems Renovations Project (phased)	14,500,000
East Otay Mesa Fire Station #38	200,000
Edgemoor Psychiatric Unit	2,000,000
Electric Vehicle (EV) Roadmap	570,000
Four Gee Park	400,000
Innovative Residential Rehabilitation Program	15,000,000
Lamar County Park Fitness Loop Connection	177,000
Lincoln Acres Park Expansion	2,100,000
Lindo Lake Improvements (Phases 1 & 2)	3,400,000
Mt. Laguna Fire Station #49	4,200,000
North Coastal Live Well Health Center Improvements	7,500,000
Otay Valley Regional Park Bike Skills	500,000
Palomar Mountain Fire Station	2,800,000
Rancho San Diego Library Expansion	1,400,000
San Diego Juvenile Justice Campus (Phase II)	400,000
South Lane Park	650,000
Sweetwater Lane County Park Energy Upgrade	1,500,000
Sweetwater Loop Trail Acquisition/Construction: Segments 5-10	600,000
Third Avenue Mental Health Inpatient Facility Hub, Hillcrest	2,000,000
Capital Program Total	\$ 60,212,000
Edgemoor Development Fund	\$ 8,458,310
Edgemoor Development Fund Total	\$ 8,458,310
Rock Mountain Detention Facility	\$ 22,300,000
Other Major Maintenance Capital Projects	14,902,074
Major Maintenance Capital Outlay Fund Total	\$ 37,202,074



Capital Program by Fund Fiscal Year 2020–21: \$105.9 million



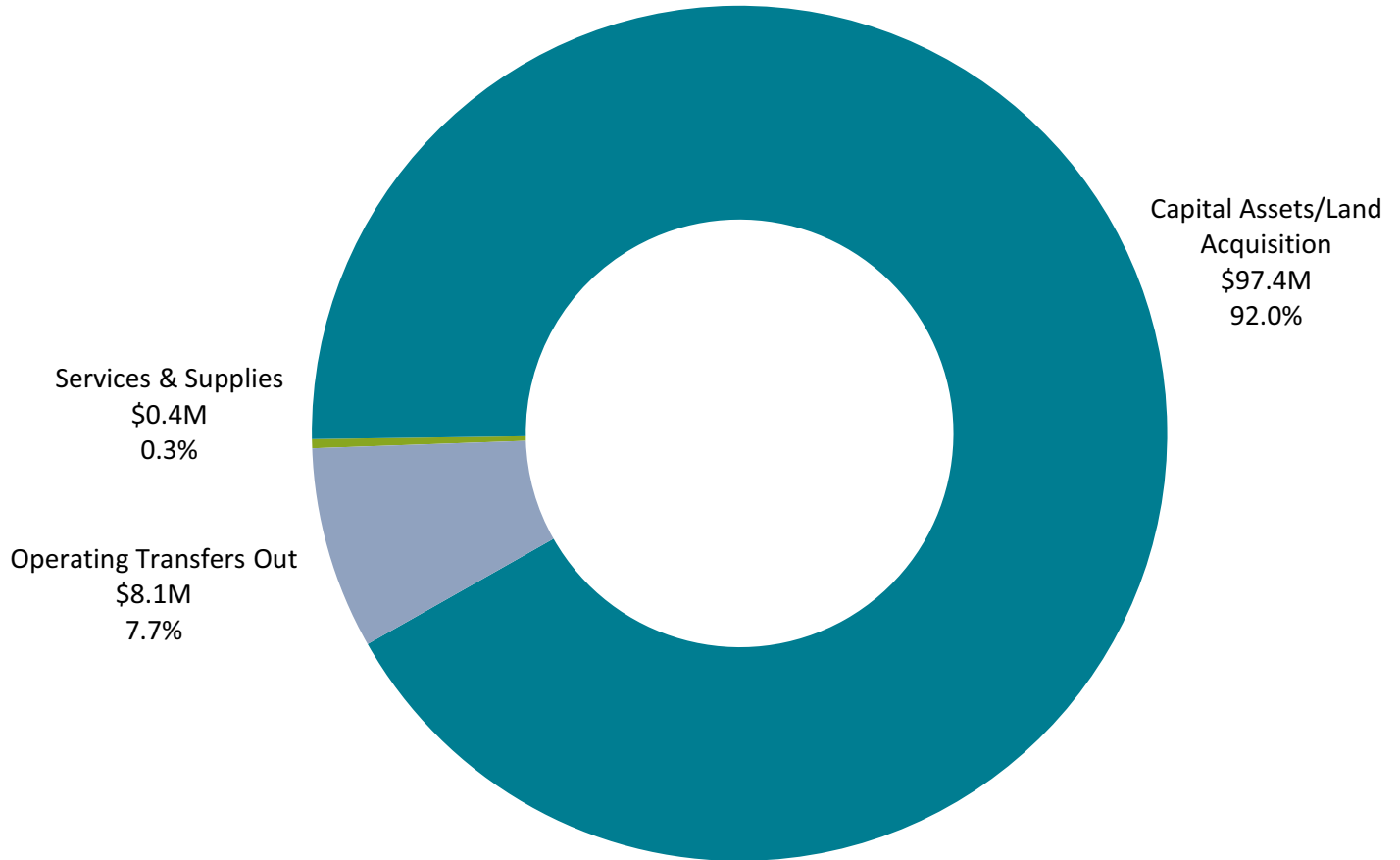
Recommended Budget by Fund: Capital Program		
	Budget in Millions	Percent of Total Capital Budget
Justice Facility Construction Fund	\$ 0.6	0.6
County Health Complex Fund	11.8	11.1
Capital Outlay Fund	46.0	43.5
Library Projects Capital Outlay Fund	1.8	1.7
Major Maintenance Capital Outlay Fund	37.2	35.1
Edgemoor Development Fund	8.5	8.0
Total	\$ 105.9	100.0

*The sum of individual figures within a column may not equal the total for that column due to rounding.





Capital Program by Categories of Expenditures Fiscal Year 2020–21: \$105.9 million

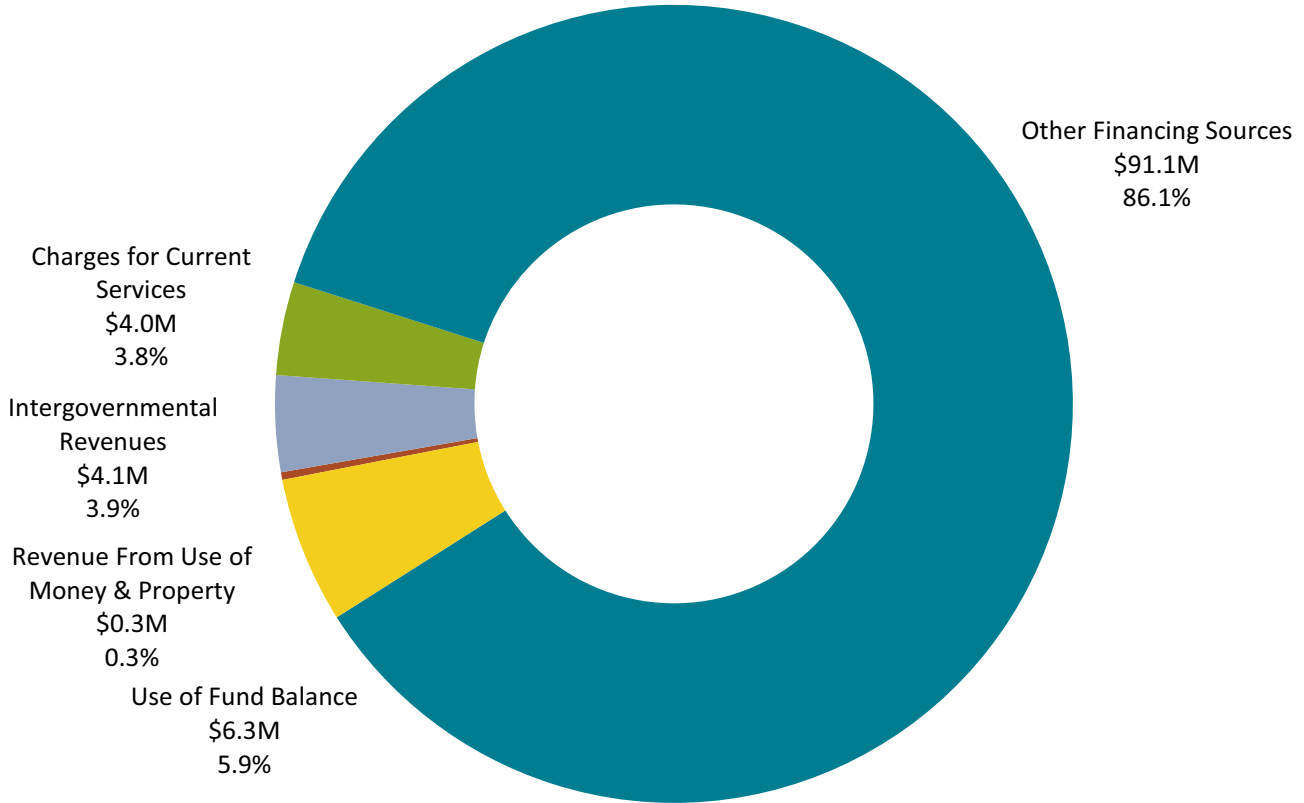


Recommend Budget by Categories of Expenditures: Capital Program		
	Budget in Millions	Percent of Total Capital Budget
Services & Supplies	\$ 0.4	0.3
Capital Assets/Land Acquisition	97.4	92.0
Operating Transfers Out	8.1	7.7
Total	\$ 105.9	100.0

*The sum of individual figures within a column may not equal the total for that column due to rounding.



Capital Program by Categories of Revenues Fiscal Year 2020–21: \$105.9 million



Recommended Budget by Categories of Revenues: Capital Program		
	Budget in Millions	Percent of Total Capital Budget
Revenue From Use of Money & Property	\$ 0.3	0.3
Intergovernmental Revenues	4.1	3.9
Charges for Current Services	4.0	3.8
Other Financing Sources	91.1	86.1
Use of Fund Balance	6.3	5.9
Total	\$ 105.9	100.0

*The sum of individual figures within a column may not equal the total for that column due to rounding.



Capital Appropriations: Fiscal Year 2020–21

The Capital Appropriation Section provides a detailed overview of each capital project that received new appropriations in the Fiscal Year 2020–21:



Casa De Oro Library

Fiscal Year 2020–21 Appropriations: \$315,000

Project Number: 1020105

Estimated Total Project Cost: \$21,500,000

Funding Source(s): \$315,000

Scope: Construction of new library, approximately 13,000 square feet with teen and children spaces and community room

Schedule and Milestones: Pre-Construction.

County Administration Center (CAC) Major Systems Renovations Project (phased)

Fiscal Year 2020–21 Appropriations: \$14,500,000

Project Number: 1021162

Estimated Total Project Cost: \$122,693,800

Funding Source(s): General Purpose Revenue \$14,500,000

Scope: Replacement of Life Safety, Mechanical, Electrical, Plumbing, and Architectural items past their useful life and to meet current code. Current concept includes multiple phases. Plan includes complete remodel of existing Board Chamber. Historic Windows & Discretionary work.

Schedule and Milestones: Construction.





East Otay Mesa Fire Station #38

Fiscal Year 2020–21 Appropriations: \$200,000

Project Number: 1023723

Estimated Total Project Cost: \$20,300,000

Funding Source(s): General Purpose Revenue \$200,000

Scope: Construct a new fire station with up to five (5) double loaded drive-thru apparatus bays to accommodate a truck, a type I engine, a type III engine and three (3) ambulances. The station should have the ability to sleep up to sixteen (16) staff.

Schedule and Milestones: Pre-Construction.

Edgemoor Psychiatric Unit

Fiscal Year 2020–21 Appropriations: \$2,000,000

Project Number: 1023737

Estimated Total Project Cost: \$2,000,000

Funding Source(s): Institutional Care Hospital Revenue \$2,000,000

Scope: Convert one (1) unit inside of Edgemoor Skilled Nursing facility into a Psychiatric Inpatient Unit providing up to 16 beds.

Schedule and Milestones: Pre-Construction.



Electric Vehicle (EV) Roadmap

Fiscal Year 2020–21 Appropriations: \$570,000

Project Number: see project scope

Estimated Total Project Cost: \$570,000

Funding Source(s): General Purpose Revenue \$570,000

Scope: Electric vehicle installations and improvements at various locations for Public Charging. Various locations and amounts include: Lakeside Branch Library 1021160 (\$50,000), Juvenile Justice Campus 1021131 (\$180,000), Ohio Street Renovation/Replacement 1021132 (\$50,000) and Southeastern Live Well Campus 1021148 (\$290,000).

Schedule and Milestones: Pre-Construction.





Four Gee Park

Fiscal Year 2020–21 Appropriations: \$400,000

Project Number: 1022934

Estimated Total Project Cost: \$1,000,000

Funding Source(s): Parks Expansion & Improvement Commitment \$400,000

Scope: Development of undeveloped park land. Improvements include a dog park, sports court and picnic area.

Schedule and Milestones: Pre-Construction.



Innovative Residential Rehabilitation Program

Fiscal Year 2020–21 Appropriations: \$15,000,000

Project Number: 1023734

Estimated Total Project Cost: \$15,000,000

Funding Source(s): General Purpose Revenue \$15,000,000

Scope: To purchase and improve a property for an innovative residential rehabilitation program offering vocational training, peer counseling, mentoring, leadership training and transitional services. Modeled after The Other Side Academy (TOSA) program.

Schedule and Milestones: Pre-Construction.

Lamar County Park Fitness Loop Connection

Fiscal Year 2020–21 Appropriations: \$177,000

Project Number: 1023731

Estimated Total Project Cost: \$177,000

Funding Source(s): Federal Aid HUD CDBG 14.218 Revenue \$177,000

Scope: The Lamar Park Fitness Loop Connection includes ADA accessibility on the south side creek from the existing paved parking lot to the west connecting to the existing vehicle bridge and south bordering housing community. With the addition of solar lighting for safety, landscape improvements and other park related amenities, the park offers people of all abilities the opportunity to access all areas of the park.

Schedule and Milestones: Pre-Construction.





Lincoln Acres Park Expansion

Fiscal Year 2020–21 Appropriations: \$2,100,000

Project Number: 1022612

Estimated Total Project Cost: \$5,500,000

Funding Source(s): State Grant: Proposition 68 Statewide Park Development and Community Revitalization Program \$2,100,000

Scope: Design/environmental analysis and construction of new park amenities for Lincoln Acres.

Schedule and Milestones: Pre-Construction.

Lindo Lake Improvements (Phases 1 & 2)

Fiscal Year 2020–21 Appropriations: \$3,400,000

Project Number: 1019565

Estimated Total Project Cost: \$20,425,000

Funding Source(s): General Fund fund balance \$3,400,000

Scope: Restore Lindo Lake by deepening the lakebed. Construction will occur in two proposed phases:

Phase 1: \$10.9M - Design, Environmental Analysis and construction / dredging of the East Basin, stormwater improvements habitat restoration and site amenities.

Phase 2: \$9.5M - Dredging and reconstruction of the west basin, stormwater improvements habitat restoration and site amenities.

Schedule and Milestones: Pre-Construction.



Mt. Laguna Fire Station #49

Fiscal Year 2020–21 Appropriations: \$4,200,000

Project Number: 1021892

Estimated Total Project Cost: \$5,600,000

Funding Source(s): General Purpose Revenue \$4,200,000

Scope: Planning, design, and construction of a new building consisting of a two apparatus bay, associated spaces, and living quarters for up to six staff.

Schedule and Milestones: Pre-Construction.





North Coastal Live Well Health Center Improvements

Fiscal Year 2020–21 Appropriations: \$7,500,000

Project Number: 1023473

Estimated Total Project Cost: \$8,000,000

Funding Source(s): Committed Fund Balance - Realignment \$7,500,000

Scope: Build out the parking garage of the newly constructed North Coastal Live Well Health Center at Oceanside to accommodate the new requirement of the Crisis Stabilization Units.

Schedule and Milestones: Pre-Construction.

Otay Valley Regional Park Bike Skills

Fiscal Year 2020–21 Appropriations: \$500,000

Project Number: 1021894

Estimated Total Project Cost: \$1,000,000

Funding Source(s): General Purpose Revenue \$500,000

Scope: Design, environmental and construction of a new bike skills course on existing park land and in an area of less than 5 acres with avoidance of sensitive vegetation areas. The skills course will include a pump track, progressive jumps, and skills elements.

Schedule and Milestones: Pre-Construction.



Palomar Mountain Fire Station

Fiscal Year 2020–21 Appropriations: \$2,800,000

Project Number: 1021136

Estimated Total Project Cost: \$4,600,000

Funding Source(s): General Purpose Revenue \$2,800,000

Scope: Facility remodel and new living quarters.

Schedule and Milestones: Pre-Construction.

Rancho San Diego Library Expansion

Fiscal Year 2020–21 Appropriations: \$1,400,000

Project Number: 1021917

Estimated Total Project Cost: \$1,400,000

Funding Source(s): General Purpose Revenue \$1,400,000

Scope: The proposed additional 400 square feet would provide additional sales area for the Friends of the Library, such as a Children’s area, which currently either doesn’t exist or are impacted because of the limited space.

Schedule and Milestones: Pre-Construction.



Rock Mountain Detention Facility

Fiscal Year 2020–21 Appropriations: \$22,300,000

Project Number: 1022046

Estimated Total Project Cost: \$38,000,000

Funding Source(s): Sheriff Inmate Welfare Fund \$1,000,000, Criminal Justice Facility Construction Fund \$2,000,000 and General Purpose Revenue \$19,300,000

Scope: This project will focus on the main facility and five housing units including 1,000 inmate beds. The specific project scope includes: Integrated Electronic Security System (IESS), fire alarm and sprinkler system, closed-circuit television (CCTV), data and voice communications, renovation of control room, communications equipment room, inmate intake corridors, inmate dining, kitchen plumbing, deputy stations and medical safety rooms, convert kitchen storage to dining; convert storage room to briefing room; replace uninterruptible power supply (UPS) systems; replace kitchen ovens; energy savings upgrades to include lighting and plumbing; ADA upgrades (interior and exterior); fencing rework to include additional gates, cameras and controls; re-keying of the entire facility; and electrical transformers.

Schedule and Milestones: Pre-Construction.





San Diego Juvenile Justice Campus (Phase II)

Fiscal Year 2020–21 Appropriations: \$400,000

Project Number: 1023885

Estimated Total Project Cost: \$70,400,000

Funding Source(s): General Purpose Revenue \$400,000

Scope: The appropriations established in Fiscal Year 2020-21 will fund the preliminary design research and developing bridging documents for the second phase of the Juvenile Justice Campus. The project scope of the Phase II includes replacing existing 60-year old Juvenile Hall to house and educate 96 youth while completing the court process.

Schedule and Milestones: Pre-Construction.



South Lane Park

Fiscal Year 2020–21 Appropriations: \$650,000

Project Number: 1023729

Estimated Total Project Cost: \$650,000

Funding Source(s): Park Expansion & Improvement Commitment \$350,000; Park Land Dedication Ordinance 26 Crest Fund Balance \$300,000

Scope: Construction of a fitness trail in an existing County park.

Schedule and Milestones: Pre-Construction.

Sweetwater Lane County Park Energy Upgrade

Fiscal Year 2020–21 Appropriations: \$1,500,000

Project Number: 1023728

Estimated Total Project Cost: \$1,500,000

Funding Source(s): General Purpose Revenue \$1,500,000

Scope: Design, environmental and construction of car ports with photovoltaic panels. This project will reduce ongoing electricity costs generated and provide shaded parking for park users.

Schedule and Milestones: Pre-Construction.





Sweetwater Loop Trail Acquisition/Construction: Segments 5-7, Segments 8 and 9, Segment 10

Fiscal Year 2020–21 Appropriations: \$600,000

Project Number: 1022919

Estimated Total Project Cost: \$6,850,000

Funding Source(s): General Purpose Revenue \$600,000

Scope: Segments 5-7: The project consists of the design, environmental review and permitting, of a staging area and approximately 2 miles of the multi-use Sweetwater Loop Trail Segments 8 and 9 on the north side of the Sweetwater Reservoir.

Segments 8 and 9: Construction of equestrian and bikeways segments along the periphery of the Sweetwater Reservoir to integrate and connect trails existing at the Sweetwater Regional Park.

Segment 10: Acquisition of property, environmental permitting and construction of Sweetwater Loop Trail Segment 10.

Schedule and Milestones: Pre-Construction.

Third Avenue Mental Health Inpatient Facility Hub, Hillcrest

Fiscal Year 2020–21 Appropriations: \$2,000,000

Project Number: 1023736

Estimated Total Project Cost: \$115,000,000

Funding Source(s): Institutional Care Hospital Revenue \$2,000,000

Scope: Design of an integrated care environment designed to accelerate transition from behavioral health crisis to continuous and chronic care management. This facility is anticipated to include inpatient behavioral health services.

Schedule and Milestones: Pre-Construction.





Capital Program: All Funds Summary

Budget by Fund					
	Fiscal Year 2018-19 Adopted Budget	Fiscal Year 2019-20 Adopted Budget	Fiscal Year 2020-21 Recommended Budget	% Change	Fiscal Year 2021-22 Recommended Budget
Capital Outlay Fund	\$ 51,562,000	\$ 82,582,000	\$ 46,027,000	(44.3)	\$ —
Major Maintenance Capital Outlay Fund	18,806,981	17,210,206	37,202,074	116.2	—
County Health Complex	71,000,000	—	11,790,000	100.0	—
Justice Facility Construction	94,417,000	5,143,061	630,000	(87.8)	—
Library Projects	22,370,000	—	1,765,000	100.0	—
MSCP - Land Use and Environmental	7,500,000	7,500,000	—	(100.0)	—
Edgemoor Development Fund	9,196,676	9,097,650	8,458,310	(7.0)	8,915,800
Total	\$ 274,852,657	\$ 121,532,917	\$ 105,872,384	(12.9)	\$ 8,915,800

Budget by Categories of Expenditures					
	Fiscal Year 2018-19 Adopted Budget	Fiscal Year 2019-20 Adopted Budget	Fiscal Year 2020-21 Recommended Budget	% Change	Fiscal Year 2021-22 Recommended Budget
Services & Supplies	\$ 633,000	\$ 533,000	\$ 359,800	(32.5)	\$ 359,800
Capital Assets/Land Acquisition	265,655,981	112,435,267	97,414,074	(13.4)	—
Operating Transfers Out	8,563,676	8,564,650	8,098,510	(5.4)	8,556,000
Total	\$ 274,852,657	\$ 121,532,917	\$ 105,872,384	(12.9)	\$ 8,915,800

Budget by Categories of Revenues					
	Fiscal Year 2018-19 Adopted Budget	Fiscal Year 2019-20 Adopted Budget	Fiscal Year 2020-21 Recommended Budget	% Change	Fiscal Year 2021-22 Recommended Budget
Revenue From Use of Money & Property	\$ 328,924	\$ 328,924	\$ 328,924	0.0	\$ 328,924
Intergovernmental Revenues	4,536,544	8,550,430	4,130,110	(51.7)	1,853,002
Charges For Current Services	—	—	4,000,000	100.0	—
Miscellaneous Revenues	—	1,053,061	—	(100.0)	—
Other Financing Sources	269,987,189	104,744,760	91,137,074	(13.0)	2,500,000
Use of Fund Balance	—	6,855,742	6,276,276	(8.5)	4,233,874
Total	\$ 274,852,657	\$ 121,532,917	\$ 105,872,384	(12.9)	\$ 8,915,800



CAPITAL PROGRAM: ALL FUNDS SUMMARY

Revenue Detail					
	Fiscal Year 2018-19 Adopted Budget	Fiscal Year 2019-20 Adopted Budget	Fiscal Year 2020-21 Recommended Budget	% Change	Fiscal Year 2021-22 Recommended Budget
Rents and Concessions	\$ 328,924	\$ 328,924	\$ 328,924	0.0	\$ 328,924
State Aid Other	—	6,500,000	2,100,000	(67.7)	—
Other Intergovernmental Revenue	599,553	137,446	—	(100.0)	—
Federal Aid HUD CDBG 14.218	—	—	177,000	100.0	—
Federal Other	3,936,991	1,912,984	—	(100.0)	1,853,002
Federal HHS 93.778 Medical Assistance Program	—	—	1,853,110	100.0	—
Institutional Care Hospital	—	—	4,000,000	100.0	—
Miscellaneous Revenue Other	—	1,053,061	—	(100.0)	—
Operating Transfer From General Fund	264,405,928	83,608,818	90,837,074	8.6	—
Operating Transfer From Internal Service Fund	55,000	—	—	0.0	—
Operating Transfer From Parkland Dedication	—	6,147,000	300,000	(95.1)	—
Operating Transfer From Other/ Special District	—	11,000,000	—	(100.0)	—
Operating Transfer From Library Fund	595,500	688,942	—	(100.0)	—
Sale of Fixed Assets	4,930,761	3,300,000	—	(100.0)	2,500,000
Use of Fund Balance	—	6,855,742	6,276,276	(8.5)	4,233,874
Total	\$ 274,852,657	\$ 121,532,917	\$ 105,872,384	(12.9)	\$ 8,915,800



Capital Program: All Funds Detail

Capital Outlay Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ —	\$ —	\$ —	0.0	\$ —
Other Charges	—	—	—	0.0	—
Capital Assets/Land Acquisition	51,562,000	82,582,000	46,027,000	(44.3)	—
Capital Assets Equipment	—	—	—	0.0	—
Operating Transfers Out	—	—	—	0.0	—
Total	\$ 51,562,000	\$ 82,582,000	\$ 46,027,000	(44.3)	\$ —

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Revenue From Use of Money & Property	\$ —	\$ —	\$ —	0.0	\$ —
Intergovernmental Revenue	—	5,000,000	2,277,000	(54.5)	—
Charges for Current Services	—	—	—	0.0	—
Miscellaneous Revenue	—	710,000	—	(100.0)	—
Other Financing Sources	51,562,000	76,872,000	43,750,000	(43.1)	—
Use of Fund Balance	—	—	—	0.0	—
Total	\$ 51,562,000	\$ 82,582,000	\$ 46,027,000	(44.3)	\$ —

Major Maintenance Capital Outlay Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ —	\$ —	\$ —	0.0	\$ —
Capital Assets/Land Acquisition	18,806,981	17,210,206	37,202,074	116.2	—
Total	\$ 18,806,981	\$ 17,210,206	\$ 37,202,074	116.2	\$ —

CAPITAL PROGRAM: ALL FUNDS DETAIL

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Intergovernmental Revenue	\$ 599,553	\$ 137,446	\$ —	(100.0)	\$ —
Miscellaneous Revenue	—	—	—	0.0	—
Other Financing Sources	18,207,428	17,072,760	37,202,074	117.9	—
Total	\$ 18,806,981	\$ 17,210,206	\$ 37,202,074	116.2	\$ —

County Health Complex Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ —	\$ —	\$ —	0.0	\$ —
Capital Assets/Land Acquisition	71,000,000	—	11,790,000	100.0	—
Operating Transfers Out	—	—	—	0.0	—
Total	\$ 71,000,000	\$ —	\$ 11,790,000	100.0	\$ —

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Miscellaneous Revenues	\$ —	\$ —	\$ 4,000,000	100.0	\$ —
Other Financing Sources	71,000,000	—	7,790,000	100.0	—
Use of Fund Balance	—	—	—	0.0	—
Total	\$ 71,000,000	\$ —	\$ 11,790,000	100.0	\$ —





Justice Facility Construction Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ —	\$ —	\$ —	0.0	\$ —
Other Charges	—	—	—	0.0	—
Capital Assets/Land Acquisition	94,417,000	5,143,061	630,000	(87.8)	—
Capital Assets Equipment	—	—	—	0.0	—
Operating Transfers Out	—	—	—	0.0	—
Total	\$ 94,417,000	\$ 5,143,061	\$ 630,000	(87.8)	\$ —

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Intergovernmental Revenues	\$ —	\$ 1,500,000	\$ —	(100.0)	\$ —
Miscellaneous Revenues	—	343,061	—	(100.0)	—
Other Financing Sources	94,417,000	3,300,000	630,000	(80.9)	—
Use of Fund Balance	—	—	—	0.0	—
Total	\$ 94,417,000	\$ 5,143,061	\$ 630,000	(87.8)	\$ —



Library Projects Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ —	\$ —	\$ —	0.0	\$ —
Capital Assets/Land Acquisition	22,370,000	—	1,765,000	100.0	—
Capital Assets Equipment	—	—	—	0.0	—
Operating Transfers Out	—	—	—	0.0	—
Total	\$ 22,370,000	\$ —	\$ 1,765,000	100.0	\$ —

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Other Financing Sources	\$ 22,370,000	\$ —	1,765,000	100.0	\$ —
Use of Fund Balance	—	—	—	0.0	—
Total	\$ 22,370,000	\$ —	\$ 1,765,000	100.0	\$ —

Multiple Species Conservation Program Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Capital Assets/Land Acquisition	\$ 7,500,000	\$ 7,500,000	\$ —	(100.0)	\$ —
Total	\$ 7,500,000	\$ 7,500,000	\$ —	(100.0)	\$ —

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Intergovernmental Revenues	\$ —	\$ —	\$ —	0.0	\$ —
Miscellaneous Revenues	—	—	—	0.0	—
Other Financing Sources	7,500,000	7,500,000	—	(100.0)	—
Total	\$ 7,500,000	\$ 7,500,000	\$ —	(100.0)	\$ —





Edgemoor Development Fund

Budget by Categories of Expenditures					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Services & Supplies	\$ 633,000	\$ 533,000	\$ 359,800	(32.5)	\$ 359,800
Operating Transfers Out	8,563,676	8,564,650	8,098,510	(5.4)	8,556,000
Total	\$ 9,196,676	\$ 9,097,650	\$ 8,458,310	(7.0)	\$ 8,915,800

Budget by Categories of Revenues					
	Fiscal Year 2018–19 Adopted Budget	Fiscal Year 2019–20 Adopted Budget	Fiscal Year 2020–21 Recommended Budget	% Change	Fiscal Year 2021–22 Recommended Budget
Revenue From Use of Money & Property	\$ 328,924	\$ 328,924	\$ 328,924	0.0	\$ 328,924
Intergovernmental Revenues	3,936,991	1,912,984	1,853,110	(3.1)	1,853,002
Charges for Current Services	—	—	—	0.0	—
Miscellaneous Revenues	—	—	—	0.0	—
Other Financing Sources	4,930,761	—	—	0.0	2,500,000
Use of Fund Balance	—	6,855,742	6,276,276	(8.5)	4,233,874
Total	\$ 9,196,676	\$ 9,097,650	\$ 8,458,310	(7.0)	\$ 8,915,800





Capital Improvement Needs Assessment: Fiscal Years 2020–25

The County's capital improvement planning process is guided by Board of Supervisors Policy G-16, *Capital Facilities Planning*. The process is designed to align capital projects planning with the County of San Diego's strategic initiatives and the County's Five-Year Strategic Plan. Policy G-16 identifies the Department of General Services (DGS) as steward for the management and planning of the County's capital facilities. DGS coordinates the implementation of Policy G-16 by setting a schedule, designating a process and providing specific evaluation criteria, detailed below, for establishing the Capital Improvement Needs Assessment (CINA).

In accordance with Board Policy G-16, the CINA is prepared and presented annually to the Board of Supervisors to guide the development and funding of both immediate and long-term capital projects. The CINA includes a comprehensive list of all current and anticipated capital projects over a five-year period. Preparation of the CINA involves the following process:

- ◆ A “Call for Projects” begins in August when departments submit projects, including objectives and description, estimated costs (if available) and level of available funding. This is an opportunity for departments to submit high priority capital projects for review and evaluation to their respective Groups. Capital requests are defined, per the County of San Diego CAO Administrative Manual, Policy 0050-01-06, *Capital, Space and Maintenance Requests*, as those projects which improve the effectiveness and efficiency, change the use, or extend the useful life of an asset. The definition includes projects such as new structures, major improvements to land and buildings, installation of infrastructure such as wells and photovoltaic systems on County property, and development of parkland.
- ◆ Groups will then assess and forward a prioritized five-year plan to the Facilities Planning Board (FPB) for its consideration.
- ◆ The FPB, which consists of the Director of the Office of Financial Planning, the Group Finance Directors and the Director of DGS, will integrate all capital facility needs and will develop the draft annual CINA for review by the Group General Managers, Chief Financial Officer and Chief Administrative Officer. The CINA reflects the County's facility priorities based on numerous factors, with emphasis given to the a proposed project:
 - ◆ Strategic Plan linkage
 - ◆ Criticality in addressing life, safety or emergency issues
 - ◆ Fulfillment of State/federal mandates or legally binding commitments

- ◆ Operating budget impacts: quantifiable reduced operating costs
- ◆ Customer service benefits
- ◆ Positive impact on quality of life in the County
- ◆ The CINA is then presented to the CAO for final review and approval before presentation to the Board of Supervisors, which accepts the CINA and in turn refers it to the CAO for determining project timing and funding actions, as the Capital Improvements Plan.

The County owns extensive land and facility assets throughout the region and employs a strategy to manage and plan for current and long-term capital and space needs. The Board, through its policies and commitment to capital investment and facility management, has shown that San Diego County is a leader in managing its capital assets in replacing outdated and functionally obsolete buildings. The County is also committed to the MSCP land acquisition program, as well as maintaining and expanding its park facilities.

Over the mid- and long-term, the County will continue to take an active approach to maintain the physical environment, modernize and replace aging facilities, and maximize the public return on investments. To the greatest practical extent, the County will improve the sustainability of its own operations by reducing, reusing and recycling resources, and using environmentally friendly practices in maintenance and replacement of infrastructure. Although all or partial funding has been identified for some capital projects, others will be financed by non-County sources, such as Statewide bonds and State and federal grants.

Capital Project Phases

Initiation	Client request submitted
	Establish project objectives and preliminary project scope statement
Planning	Scope development
	Communications plan
	Programming
	Due diligence, Environmental/Entitlement Review
	Budget development
	Schedule development
	Acquisition strategy
Approval/authorization	
Execution	Design
	Construction
Closeout	Closeout project
	Punch-list items







CINA Capital Projects

Each year, the Facilities Planning Board ranks all capital projects. The evaluation criteria used by the Facilities Planning Board to rate and rank projects in the CINA are designed to align capital projects planning with the County of San Diego's strategic initiatives and Five-Year Financial Forecast, to correct existing deficiencies, meet federal/State mandates and contractual obligations, reduce operating and maintenance costs, increase customer service levels, and to protect and enhance the quality of life for San Diego County residents. The total estimated cost of these priority projects is \$2.0 billion. The total project costs are the latest estimates based on preliminary scoping, and are subject to change. Updated estimates will be required before progressing to the implementation/construction bid phase for each project.

In an effort to revitalize the County building infrastructure and reduce ongoing maintenance and repair costs the County has implemented a Facilities Operational Improvement Program for aged facilities. This program helps to identify County-owned structures and infrastructure which are greater than 40 years old and are considered for replacement or major renovation. The County-owned structures, infrastructure and projects that involve consolidation of multiple facilities are identified as aged facilities. The consolidation of multiple facilities are considered aged facilities if one of more of the buildings being consolidated is greater than 40 years old. These projects identified as aged facilities are listed in bold font for easier reference.

CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
County Administration Center (CAC) Major Systems Renovation Project (MSRP) phased	Construction	\$122,693,800	Replacement of Life Safety, Mechanical, Electrical, Plumbing, and Architectural items past their useful life and to meet current code. Current concept includes multiple phases. Plan includes complete remodel of existing Board Chamber. Historic Windows & Discretionary work.
North Coastal Live Well Health Center (CSU) Improvements	Pre-Construction	8,000,000	Build out the parking garage of the newly constructed North Coastal Live Well Health Center at Oceanside to accommodate the new requirement of a Crisis Stabilization Unit.
Mt. Laguna Fire Station #49	Pre-Construction	5,600,000	Planning, design, and construction of a new building consisting of a two-apparatus bay, associated spaces, and living quarters for up to six.
Palomar Mountain Fire Station	Pre-Construction	4,600,000	Facility remodel and new living quarters.
Edgemoor Psychiatric Unit	Pre-Construction	2,000,000	Convert one (1) unit inside of Edgemoor Skilled Nursing facility into a Psychiatric Inpatient Unit providing up to 16 beds; pre-construction.
Sweetwater Lane County Park Energy Upgrade (CAP)	Pre-Construction	1,500,000	Design, environmental and construction of car ports with photovoltaic panels. This project will reduce ongoing electricity costs generated and provide shaded parking for park users.
South Lane Park	Pre-Construction	650,000	Construction of a fitness trail in an existing County park.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
EV Roadmap (CAP)	Pre-Construction	570,000	Electric vehicle installations and improvements located at various locations for public charging.
San Diego Juvenile Justice Campus (Phase II & III)	Pre-Construction	70,400,000	Replace existing 60-year old Juvenile Hall to house and educate 96 youth while completing the court process. Replace the more than 50-year old Juvenile Probation Center with a new office building to support Court-related functions and Departmental administrative staff.
Four Gee Park	Pre-Construction	1,000,000	Development of undeveloped park land. Improvements include a dog park, sports court and picnic area.
East Otay Mesa Fire Station #38	Pre-Construction	20,300,000	New station with up to five (5) double loaded drive-thru apparatus bays to accommodate a truck, a type I engine, a type III engine and three (3) ambulances. The station should have the ability to sleep up to sixteen (16) staff.
Lamar County Park Fitness Loop Connection	Pre-Construction	177,000	The Lamar Park Fitness Loop Connection includes ADA accessibility on the south side creek from the existing paved parking lot to the west connecting to the existing vehicle bridge and south bordering housing community. With the addition of solar lighting for safety, landscape improvements and other park related amenities, the park offers people of all abilities the opportunity to access all areas of the park.
San Diego Juvenile Justice Campus	Construction	130,000,000	New urban camp to house 96 youth and build a new academic school, career and technical education, family visitation, medical and food services. Will also include on-site staff and visitor parking and central operating plant for entire campus.
Southeastern Live Well Center	Pre-Construction	75,705,000	New facility to relocate and consolidate facilities (South East Family Resource Center, Public Health and Mental Health) into new SESD Live Well Center, approximately 80,000 square feet depending on entitlement restrictions. Probation joint occupancy.
Hall of Justice (HOJ)	Pre-Construction	65,000,000	Major Systems Replacement; acquisition of design contract for 20/21. Funding for design phase will commence 21/22.
Regional Communications System Upgrade	Construction	35,867,093	Design, procure and install next generation regional public safety communications system.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Emergency Vehicles Operation Course (EVOC)	Pre-Construction	32,440,000	Land acquisition for new EVOC facility encompassing approximately 40 acres. The facility would consist of paved roadways, a concrete skid pad, and a multi-purpose asphalt area. Utility infrastructure and covered vehicle storage would be needed to support the training site. An Administrative /training building is planned for future phase.
San Diego County Psychiatric Hospital Renovation	Pre-Construction	30,000,000	Renovation of the existing San Diego County Psychiatric Hospital located on Rosecrans Street to include mechanical, electrical, plumbing and structural elements.
Rady Children's Hospital Behavioral Health Hub for Children and Youth (parking structure)	Pre-Construction	25,000,000	Establish a behavioral health hub in the North Central region to provide critical services to children and youth through a partnership with Rady Children's Hospital. Rady funded construction of joint-use parking structure on County-owned property.
Lindo Lake Improvements (Phases 1 & 2)	Pre-Construction	20,425,000	Restore Lindo Lake by deepening the lakebed. Construction will occur in two proposed phases. Phase 1: \$7.25M - Design, Environmental Analysis and construction / dredging of the East Basin, stormwater improvements habitat restoration and site amenities Phase 2: \$9M - Dredging and reconstruction of the west basin, stormwater improvements habitat restoration and site amenities.
Lakeside Branch Library	Pre-Construction	19,473,167	Construction of new 17,000 square feet library with teen and children spaces, Community room. Estimate includes demolition of existing library.
Ohio Street New Probation Office	Construction	19,325,833	Demo existing building and construct an approximately 21,000 square feet office with social services, contractors, community space, and other services to be provided to adults and juveniles to aid rehabilitation and treatment.
Tri-City Psychiatric Health Facility	Pre-Construction	17,400,000	Memorandum of Understanding (MOU) between the County and Tri-City Healthcare District (Tri-City) has been drafted detailing an arrangement to pursue the development of a 16-bed psychiatric health facility on vacant land located at the Tri-City Medical Center in Oceanside, California.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Sycuan Kumeyaay Village Dehesa Road/ Sloan Canyon Road Trail	Pre-Construction	11,650,000	Design, environmental and construction of an estimated 3.83 miles of trail on Sycuan property along Dehesa Road and along Sloan Canyon Road (a DPW maintained road). The proposed trail provides an important regional trail connection between the Regional Sweetwater Loop Trail to the Regional California Riding and Hiking Trail. The trail is highly desired by the community. This project will be constructed in phases.
Inmate Transfer Tunnel	Construction	8,953,345	Administrative cost related to construction of the inmate pedestrian tunnel from San Diego Central Jail to the new Courthouse basement. Connecting the tunnel to SDCJ would require: construction of a multi-story subgrade portal to receive the tunnel, relocation of the institutional laundry, modifications to the basement to add holding cells, and extension of an elevator for separation of inmate and staff vertical transport.
San Marcos Road Maintenance Station & Fleet Garage	Pre-Construction	7,500,000	Rehabilitation of fleet garage to provide the necessary infrastructure to maintain County vehicles which are geographically located in this area.
Lincoln Acres Park Expansion	Pre-Construction	5,500,000	Design/environmental analysis and construction of new park amenities for Lincoln Acres. Remaining funding will be Grant funded.
Lakeside Baseball Park Synthetic Turf Replacement and Energy Upgrades (CAP)	Construction	4,500,000	Construction/replacement of synthetic turf on four existing baseball fields and energy upgrades to convert existing light fixtures to LED, including, but not limited to stadium lights, parking lot lights, and solar system options.
Bonita Library Expansion	Construction	4,400,000	Expansion of 3,200 square feet to accommodate both a new Children's area and a relocated Teens area.
Santa Ysabel East-West Trail (Cauzza)	Pre-Construction	4,300,000	Design, environmental and construction of trail alignment to provide an east-west trail connecting between west Santa Ysabel property/trails to east Santa Ysabel property/trails.
Regional Communications System Support Infrastructure	Construction	4,000,000	Site Acquisition and Construction of Radio towers and equipment/upgrades at various sites to support the Public Safety Communication system. Harmony Hill, Borrego Springs, and Alpine Heights initial identified sites. Project estimated cost assumed 20 sites convert from lease to fee at estimated \$200k per site. Actual numbers dependent on new RCS technology network design. Have acquired three (3) of 20 sites.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
San Diego Botanic Garden Expansion	Construction	3,800,000	Construct new administrative and horticultural buildings along with improvements to the lawn and Larabee Houses.
Fallbrook Local Park	Pre-Construction	3,172,000	Acquisition and development of a new approximately five acre County park. Improvements include a soccer field, court sports and playground.
Playground Equipment (various locations)	Pre-Construction	2,045,000	Demolition and construction of outdated playground equipment and new accessible playground. These improvements will be located at Lakeside Ballfields, Otay Lakes Park, Agua Caliente, Vallecitos, Flinn Springs and Hillsdale.
San Diego County Fire Training Center	Construction	2,000,000	Planning, design, and installation of Phase 1 for state-of-the-art training center. Improvements will be phased as funding permits.
Otay Lakes County Park Sewer	Pre-Construction	1,750,000	Design, environmental analysis and construction to remove outdated sewer systems in Otay Lakes Park. This site is under consideration for development of a new campground in cooperation with a non-profit. Extent of improvements will depend on whether the campground partnership moves forward.
Sycamore Canyon Trails	Pre-Construction	1,680,000	Acquisition of land or easements for an alternative Stowe Trail and trail connection improvements to Sycamore Canyon Trail - Calle De Rob, including those connections to the ranger station area and Wu property.
Estrella Park Improvements	Construction	1,445,000	Construction of Americans with Disability Act (ADA) parking, decomposed granite trails, landscape, irrigation, a small creek bridge, park benches and picnic tables.
Otay Lakes County Park Electrical Upgrade	Pre-Construction	1,000,000	Upgrades to electrical infrastructure in Otay Lakes Park to improve system efficiency and reliability.
Lindo Lake Photovoltaic (CAP)	Pre-Construction	1,000,000	Install covered parking areas with photovoltaic panels at Lindo Lake Park.
Woodhaven Park Well and Fitness Trail (CAP)	Construction	928,938	Installation of a new well, reduce the park's turf area for water conservation, and to construct a new fitness trail.
Guajome Sewer Improvements	Pre-Construction	871,951	Design and construction of sewer improvements through Guajome Park.
Water Conservation at Patriot Park and Jess Martin Park (CAP)	Construction	750,000	Water conservation strategies reduce operational costs and lower our environmental footprint. These improvements will be located at Patriot and Jess Martin Parks.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Otay Lakes County Park - Primitive Campground Infrastructure	Construction	750,000	Design, environmental and construction of infrastructure to support a future primitive youth/group campground at Otay Lakes Park.
Stelzer Park Ranger Station/Visitor Center	Pre-Construction	675,000	Construction of a new ranger station/visitors center at Stelzer Park. The existing ranger station is infested with termites and requires replacement to bring up to current building code.
Fallbrook Skatepark	Pre-Construction	602,000	Construction of a Skatepark in Fallbrook.
Replace Playground Equipment at Dos Picos and Heise Park	Pre-Construction	600,000	Removal of old playground equipment and replacement with new equipment. New play equipment will engage kids and improve visitor experience.
Don Dussault County Park Improvements Phase II and Phase III	Pre-Construction	585,000	Phase I - Construction of ADA parking and tot lot play structure are complete. Phase II is in planning, includes a junior play structure, picnic areas, exercise equipment, paths, landscaping and irrigation.
Ildica Park	Pre-Construction	560,000	Initial Development of Ildica Park. Improvements include a community garden, play equipment, a walking path, parking and picnic area.
Park Volunteer Pads at Boulder Oaks, El Monte, and Old Ironside	Pre-Construction	450,000	Construction of new volunteer pads that include covered Photovoltaic parking and water generator at Boulder Oaks, El Monte, and Old Ironside Parks.
Pine Valley Pavilion	Construction	374,821	Installation of a pavilion at the Pine Valley Park.
Lindo Lake County Park - Playground Equipment Replacement	Pre-Construction	350,000	Removal of old playground equipment and replacement with new equipment.
Dos Picos County Park Playground Equipment Replacement	Pre-Construction	175,000	Removal of old playground equipment and replacement with new equipment.
Steele Canyon County Park - Playground Equipment Replacement	Pre-Construction	175,000	Removal of old playground equipment and replacement with new equipment.
Sweetwater Summit Amphitheater Shade Structure	Pre-Construction	250,000	Installation of shade over the existing park amphitheater to provide an enhanced and more comfortable recreational experience for the park.
Casa De Oro Library	Pre-Construction	21,500,000	Land Acquisition and construction of new library, approximately 13,000 square feet with teen and children spaces and community room. Phase 1: Land Acquisition, Phase 2: Construction.
Multiple Species Conservation Program (MSCP) Land Acquisition (CAP)	Pre-Construction	294,000,000	Acquisition of remaining acres projected for existing South County, proposed North County and future East County MSCP through at least 2041.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Third Avenue Mental Health Inpatient Facility (Central Region Hub)	Pre-Construction	115,000,000	Design of an integrated care environment designed to accelerate transition from behavioral health crisis to continuous and chronic care management. This facility is anticipated to include inpatient behavioral health services.
Otay Valley Regional Park (OVRP): Heritage Staging Area, Active Recreation Site 3, Area A, Area B, Area C	Pre-Construction	53,940,000	Build out of Regional Park including land acquisition, trail construction, staging areas, and an active recreation area. Projects may be constructed in any order. Proposed phasing: 1. \$5.65M- Heritage Staging Area and Area A Trails: Construction of a new staging area at Heritage Road for Otay Valley Regional Park. Staging area will provide a new access point to new trails in Zone A within OVRP. Zone A trails include +3.5 miles of planned trails in Otay Valley Regional Park Zone A (I-805 to Heritage Road) 2. \$4.25M - Area B Trails: Acquisition of trail easements, design, environmental analysis, and construction/ improvement of approximately 12 miles of planned trails in Otay Valley Regional Park Zone B (Heritage Road to Otay Lakes County Park) 4. \$24.04M - Active Recreation Site 3: Develop site as an active recreation park. As part of the OVRP Master Plan, certain parcels in the valley were identified as possible active recreation sites. Subsequently the County has purchased an approximately 46-acre site located east of Interstate-5 5. \$6M - Area C Trails: Acquisition of trail easements and construction/improvement of approximately 12 miles planned trails in Otay Valley Regional Park Zone C (Otay Lakes Area) 6. \$14M - Area 11 Nature Center. Design/ environmental and construction of a new nature center in Active Recreation Area 11.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
San Luis Rey River Park (SLRRP) Acquisition and Improvement	Construction	51,268,287	<p>Acquisition and development of planned 1600-acre San Luis Rey River Park (SLRRP). Projects can that be constructed in any order. Anticipated phasing is as follows:</p> <ol style="list-style-type: none"> 1. \$12.95M (\$0.8M received) - Moosa Active Recreation node (Bonsall Community). Design, environmental analysis and construction of a 55 acre active recreation park. 2. \$1M - Bonsall Bridge Staging Area: Design, environmental and construction of a staging area at the west end of SLRRP. 3. \$1M - Via Montellano Staging Area and Trails: Design, environmental, construction of staging area and trail connection to middle ROW trail. 4. \$20.6M (\$1M received) - Dulin Rd Active Recreation node (Rio Prado). Design, environmental, construction of a 40 acre active recreation park. 5. \$4M - East Right of Way Trail - Design, environmental, construction for trail and bridge over live oak creek. 6. \$4M - South Trail: Design, environmental, construction of a new trail segment connecting the Bonsall staging area to Moosa Active Recreation node. 7. \$1.4M (\$1.4 received) - Middle Right-of-Way Trail: Design, environmental, and construction on 1.5 mile trail. 8. \$0.75M - Northern Staging Area, Trails, and Trail Bridge: Design, environmental, and construction of connecting trails and N.SLR Staging Area. 9. \$1M - Rio Prado West Trail: Design and environmental of acquired easement west of future Rio Prado Park. 10. 4.5M (\$4.5M received) - Land Acquisition and Trail Construction. Acquisition, design, environmental, construction of a trail system.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Tijuana River Valley Regional Park (TRVRP) Active Recreation and Community Park, and Campgrounds	Construction	47,170,000	<p>Development of the 1,800-acre Tijuana River Valley Regional Park (TRVRP). Future projects include campground, local park and sports complex, and equestrian center. Projects may be constructed in any order. Anticipated phasing, based on available funding allows for options to Phase 2 of project (Note- "Estimated Total Project Cost" is Phase 1, 2a, and 3):</p> <p>1. \$14.3M (\$14.3M received) - TJ Campground. Design, environmental analysis and construction (phased) of low-cost accommodation campground on 79 acres within the Coastal Zone. Includes approximately 70 campsites and other amenities including an amphitheater for educational programs.</p> <p>2a. \$25.67M (\$0.47 received; \$25M requested) - TJ Sports Complex and Local Park. Design, environmental analysis and construction on a 63 acre site includes a local park with playgrounds, basketball courts and sports fields, and sports complex with multiple synthetic turf soccer fields</p> <p><u>OR</u></p> <p>2b. \$7.85M - Local Park. Design, environmental analysis and construction on a local park with playgrounds, basketball courts, and sports fields.</p> <p>3. \$7.2M - TJ Equestrian Center. Design, environmental analysis and construction of a 17 acre parcel would include equestrian camping, corrals, and pasture area.</p>
Rock Mountain Detention Facility	Pre-Construction	38,000,000	Integrated Electronic Security System and renovation of existing facility.
Ramona Sheriff Station	Pre-Construction	35,600,000	Construction of new 18,000 square feet Sheriff Station on existing site.
San Diego County Animal Shelter	Pre-Construction	25,400,000	Design and construction of new Animal Shelter.
Star Valley Park	Pre-Construction	20,650,000	Design, environmental analysis, and construction of Star Valley Park. Park amenities could include sport fields/ courts, playgrounds, picnic areas.
Calavo Park	Pre-Construction	16,454,000	Acquisition, project design, environmental analysis and construction of a new park off of Calavo Drive in Spring Valley. Park features will be determined based upon community input, but may include ball fields, sports courts, trails and/or a dog park.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Ramona Intergenerational Community Campus (RICC)	Pre-Construction	16,400,839	Land acquisition, master plan, design, and construction. Includes three phases: Phase 1 - Cal Trans land exchange Phase 2 - Affordable Housing Land Acquisition Phase 3 - Construction of HHSa Family Resource Live Well Center.
Intermountain Fire Station 85	Pre-Construction	16,200,000	Construction of a new fire station to replace Station #85 (Intermountain) and Station #87 (Witchcreek). Phase 1: land acquisition and Phase 2: design and construction.
Lakeside Equestrian Facility	Pre-Construction	16,900,000	Design and construction of a 13.88 acre equestrian facility on vacant land at the northeast corner of Willow Road and Moreno Avenue in the City of Lakeside.
Innovative Residential Rehabilitation Program	Pre-Construction	15,000,000	To purchase and improve a property for an innovative residential rehabilitation program offering vocational training, peer counseling, mentoring, leadership training and transitional services. Modeled after The Other Side Academy (TOSA) program.
Alpine Local Park Acquisition, Design, Environmental, and Construction	Pre-Construction	13,500,000	Design, environmental and construction of a 10-20 acre County park in the community of Alpine to include sports fields, picnic areas, playgrounds, and other recreation amenities. The community of Alpine does not currently have a County park.
Stowe Trail Acquisition and Trail Realignment	Pre-Construction	7,500,000	Acquisition of land for the relocation of the historic Stowe Trail that links the County's Goodan Ranch and Sycamore Canyon Preserves and Mission Trails Park.
Sweetwater Loop Trail Acquisition/ Construction: Segments 5-7 Segments 8 and 9 Segment 10	Pre-Construction	6,850,000	1. \$1M - Segments 5-7: The project consists of the design, environmental review and permitting, and construction of a staging area and approximately 2 miles of the multi-use Sweetwater Loop Trail Segments 8 and 9 on the north side of the Sweetwater Reservoir. 2. \$4M - Segments 8 and 9: Design, environmental, and construction of trail equestrian and bikeways segments along the periphery of the Sweetwater Reservoir to integrate and connect trails existing at the Sweetwater Regional Park. 3. \$1.85M - Segment 10: Acquisition of property, design, environmental permitting, mitigation, and construction of Sweetwater Loop Trail Segment 10.
San Dieguito Local Park	Pre-Construction	6,000,000	Acquisition and development of a new approximately five-acre County park. Improvements include a soccer field, court sports and playground.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Heritage Park Building	Pre-Construction	5,000,000	Design and construct interior retrofit to make the Heritage Park building code complaint and to convert the use to a hotel.
Julian Library Community Room	Pre-Construction	4,200,000	New community room to accommodate 150 people (seated) with expanded Kitchen/Serving room and storage closet. New audio-visual system, tables, chairs and emergency generator.
Sweetwater Summit Regional Park Campground Expansion Phase II (CAP)	Pre-Construction	4,150,000	Design and construction of approximately 27 new recreational vehicle (RV) campsites, including the extension of utilities and photovoltaics, roads and other camp amenities.
Mount Woodson Parking Lot	Pre-Construction	3,500,000	Design, environmental, right of way and construction of a new access point to County parcels and improvements to provide trail users a safer parking location for the East Mount Woodson trail.
Boulder Oaks Preserve Trails and Improvements	Pre-Construction	3,350,000	Two phases of design and construction to complete preserve infrastructure to allow public access. Improvements will be made to approximately 8 miles of new and existing multi-use trails and one ADA accessible trail. Construction items include restrooms, driveway and road improvements, staging areas, signage, gates, fencing, improvements to existing trails, new trails, additional trail signage, and shade and picnic areas.
Ramona Grasslands Preserve Phase 1, 2 & 3	Pre-Construction	3,135,000	Addition of 5.5-mile multi-use trail system connecting the three portions of the Preserve. The trail system would utilize existing ranch roads and trails, with some new trail construction and a crossing of Santa Maria Creek. In addition to new trails, pathways are proposed along Highland Valley and Rangeland Roads. A staging area and associated infrastructure will be constructed in the northeast portion of the Preserve.
Santa Maria Creek Greenway	Pre-Construction	3,000,000	An approximately 2.5-mile multi-use community pathway along the Santa Maria Creek from Wellfield Park to Ramona Grasslands. Alignment along the river, which will require bridges & environmental permitting. Easements need to be obtained through private property owners' properties. Trails Groups and the Ramona Chamber of commerce and CPG support this project, as does much of the Ramona Community.
Twin Oaks Local Park	Pre-Construction	3,000,000	Acquisition and development of a new approximately four-acre County park. Improvements include a sports field, sports court and playground.



CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
SR-94 Safe Passage	Pre-Construction	2,700,000	Acquisition (trail easements), design and environmental of two trail crossings under SR-94 through Sweetwater River. Requires significant engineering due to the bridge and rip rap, and permitting/mitigation costs.
Sage Hill Staging Area and Trail System Improvements	Pre-Construction	2,160,000	Environmental design and construction of trail and staging area for Sage Hill Park.
Rancho San Diego Library Expansion	Pre-Construction	1,400,000	The proposed additional 400 square feet would provide additional sales area for the Friends of the Library, such as a Children's area, which currently either don't exist or are impacted because of the limited space.
Potts Trail	Pre-Construction	1,100,000	Improvements to newly acquired primitive trail and to add interpretive signage along the historic flume trail. The subject parcel is located south of El Monte Road along 2.3 miles of the historic San Diego Flume alignment between El Capitan Reservoir and Lake Jennings.
Center for Integrated Behavioral Health Care and Wellness	Pre-Construction	1,000,000	An innovative model of integrated outpatient care and housing for people with behavioral health conditions or who are at risk of behavioral health conditions, at an existing County owned site located at the corner of East Valley Parkway and Fig Street in Escondido.
East County Crisis Stabilization Unit (CSU) Hub/Network Plan (Alvarado)	Pre-Construction	1,000,000	Crisis Stabilization Unit (CSU) located in East County; pre-construction.
South County Crisis Stabilization Unity (CSU) Hub/Network Plan	Pre-Construction	1,000,000	Crisis Stabilization Unit (CSU) located in South County; pre-construction.
Otay Valley Regional Park (OVRP) Bike Skills	Pre-Construction	1,000,000	Design, environmental and construction of a new bike skills course on existing park land and in an area of less than 5 acres with avoidance of sensitive vegetation areas. The skills course will include a pump track, progressive jumps, and skills elements.
Otay Valley Regional Park (OVRP) Community Garden	Pre-Construction	950,000	Design, environmental review and construction of a community garden in Otay Valley Regional Park (OVRP). The acquisition, development and operation of the OVRP is being undertaken through a Joint Exercise of Powers agreement between the cities of San Diego, Chula Vista and the County of San Diego.
Borrego Springs Shadeway	Construction	650,000	Design and environmental work for a covered pathway from Christmas Circle to Borrego Springs Park.





CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Lonny Brewer Park Leash Free Area	Pre-Construction	400,000	Environmental studies, design, and construction of an enclosed area for dogs to run off-leash. The new amenity will include site work, additional benches, trash cans, and dog waste stations, and create an ADA accessible path of travel.
Camping Cabins at Guajome County Park	Pre-Construction	400,000	Target installation of 2-4 camping cabins at County campgrounds.
4S Ranch Parks - Water Conservation (CAP)	Construction	380,000	Design, environmental and construction of Calsense controllers at three 4S Ranch Parks (Liberty Park, Homestead Park, and Heritage Park)
Playground Shade Structures for Flinn Springs and Steele Canyon	Pre-Construction	330,000	Installation of shade structures over playground equipment at Flinn Springs and Steele Canyon.
Jamul Fire Station 36 Land Acquisition	Pre-Construction	300,000	Negotiate and purchase land occupied by fire station.
Playground Shade Structure at San Dieguito, Patriot Park, and Liberty Park	Pre-Construction	285,000	Construction of shade structures over existing playground equipment in various parks to reduce UV exposure for park visitors and improve visitor experience. These improvements will be located at San Dieguito, Patriot Park, and Liberty Park.
Otay Lakes County Park Recreation Amenities	Construction	250,000	Development of existing park land. Improvements include a playground and benches.
Playground Shade Structures for Lamar and Hilton Head	Pre-Construction	215,000	Installation of shade structures over playground equipment at Lamar and Hilton Head parks.
Santee Public Safety Center; Phase 1, Pre-Construction	Pre-Construction	200,000	Site design of approximately 10 acres within incorporated city of Santee for new Santee Public Safety Center.
Pine Valley County Park - New Playground Shade Structure	Pre-Construction	165,000	Construction of shade structures over existing playground equipment to reduce UV exposure for park visitors and improve visitor experience.
Steele Canyon County Park - New Playground Shade Structure	Pre-Construction	165,000	Construction of shade structures over existing playground equipment to reduce UV exposure for park visitors and improve visitor experience.
Eucalyptus County Park - New Playground Shade Structure	Pre-Construction	155,000	Construction of shade structures over existing playground equipment to reduce UV exposure for park visitors and improve visitor experience.
Jacumba Fire Station #43 - Land Acquisition and Construction	Pre-Construction	150,000	Phase 1: Land Acquisition. Phase 2: Design and Construction for new station, approximately 5,500 square feet with three (3) pull-through apparatus bays with room for an engine, water tender and ambulance.



CINA CAPITAL PROJECTS

CINA Capital Projects			
Project Title	Current Status	Estimated Project Cost	Project Description
Goodland Acres County Park - New Playground Shade Structure	Pre-Construction	100,000	Construction of shade structures over existing playground equipment to reduce UV exposure for park visitors and improve visitor experience.





Operating Impact of Capital Program: Fiscal Years 2020–22

The County of San Diego considers each capital project in terms of its potential impact on the operating budget. Typical areas of impact include: one-time furniture, fixtures and equipment (FF&E) costs, ongoing operations and maintenance (O&M) costs which include facility and staff impacts, necessary additional staffing (staff years), ongoing program revenue related to the project, and debt service payments related to long-term financing of construction of the capital project. More detailed information regarding the debt service payments can be found in the Finance Other section of the Operational Plan in the Lease Payments table. The following major capital projects are currently in progress and are scheduled for completion during Fiscal Years 2020-22.

2020–22 Operating Impact of Capital Program

Project Name	Description of Operating Impact	Estimated Total Project Cost	Estimated Completion Date	Estimated FF&E Costs	Estimated Ongoing Annual O&M Costs	Estimated Increase in Staff Years	Estimated Revenue for Ongoing Costs
Lakeside Branch Library	The operating impact for this facility will include \$2.5 million in FF&E costs, and \$0.2 million for operations, maintenance, contracted services and utilities costs to operate a 23,900 square foot facility.	\$ 19,500,000	January – 2021	\$ 1,000,000	\$ 716,665	—	\$ 716,665
San Marcos Road Maintenance Station and Fleet Garage	The operating impact for this facility will include \$0.9 million in FF&E costs, and \$1.3 million for operations, maintenance, contracted services and utilities costs to operate a 57,000 square foot facility.	\$ 7,500,000	March – 2021	\$ 25,837	\$ 102,755	—	\$ 102,755
2020–21 Total Operating Impact		\$ 27,000,000	—	\$ 1,025,837	\$ 819,420	0.0	\$ 819,420

Project Name	Description of Operating Impact	Estimated Total Project Cost	Estimated Completion Date	Estimated FF&E Costs	Estimated Ongoing Annual O&M Costs	Estimated Increase in Staff Years	Estimated Revenue for Ongoing Costs
Mount Laguna Fire Station	The operating impact for this facility will include \$0.1 million in FF&E costs and \$0.02 million in operations, maintenance, contracted services and utility costs to operate the 4,892 square foot facility.	\$ 5,600,000	July – 2021	\$ 107,815	\$ 27,321	—	\$ 27,321
Emergency Vehicle Operations Course	The operating impact for this facility will include \$0.1 million in staffing, operations, maintenance, contracted services and utility costs to operate the 2,185 square foot facility.	\$ 32,440,000	August – 2021	\$ —	\$ 140,674	—	\$ 140,674
Ohio Street Probation Renovation and Replacement	The operating impact for this facility will include \$1.0 million in FF&E costs and \$0.4 million in operations, maintenance, contracted services and utility costs to operate the 22,000 square foot facility.	\$ 19,325,833	September – 2021	\$ 1,000,000	\$ 357,811	—	\$ 357,811



OPERATING IMPACT OF CAPITAL PROGRAM: FISCAL YEARS 2020–22

2020–22 Operating Impact of Capital Program

Project Name	Description of Operating Impact	Estimated Total Project Cost	Estimated Completion Date	Estimated FF&E Costs	Estimated Ongoing Annual O&M Costs	Estimated Increase in Staff Years	Estimated Revenue for Ongoing Costs
Palomar Mountain Fire Station	The operating impact for this facility will include \$0.06 million in FF&E costs and \$0.03 million in operations, maintenance, contracted services and utility costs to operate the 5,313 square foot facility.	\$ 4,600,000	September – 2021	\$ 67,000	\$ 31,231	—	\$ 31,231
Rock Mountain Detention Facility	The operating impact for this facility will include approximately \$4.8 million in operations, maintenance, contracted services and utilities costs to operate this facility.	\$ 38,000,000	November – 2021	\$ —	\$ 4,828,200	—	\$ —
Inmate Transfer Tunnel	The operating impact for this facility will include \$0.02 million in operations, maintenance, contracted services and utility costs to operate the 5,508 square foot facility.	\$ 8,953,345	November – 2021	\$ —	\$ 15,100	—	\$ 15,100
2021–22 Total Operating Impact		\$ 108,919,178	—	\$ 1,174,815	\$ 5,400,337	0.0	\$ 572,137

