



# REPORT

## THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

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DATE ISSUED: January 18, 2024

REPORT NO.: 102

ATTENTION: Parks and Recreation Board Agenda of January 18, 2024

SUBJECT: Reallocation of Funds to Various Projects

### SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$850,000.00 Regional Park Improvement Fund to the following projects:

- Balboa Park Botanical Building Improvements, CIP# S20005, \$500,000.00
- Chollas Lake Improvements, CPI# L18001, \$200,000.00

Department Recommendation – Approve the recommendation to allocate Regional Park Improvement Funds to the projects listed in this report.

Fiscal Impact – Reallocating the Regional Park Improvement Fund will allow the projects to continue to its next phase.

Water and Energy Conservation Status – Not applicable.

Climate Action Plan (CAP) Impact – Not applicable.

Strategic/Tactical Equity Plan Impact – Not applicable.

Environmental – The proposed activity which involves the reallocation of Regional Park Improvement Funds is not subject to CEQA based on CEQA Guidelines Section 15378(b)(4) as it is a government fiscal activity that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment and therefore is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

### BACKGROUND

The San Diego Regional Park Improvement Fund (RPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund (MBPIF) for specific improvements in Mission Bay Park.

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009 under Proposition C, and a subsequent amendment to Charter 55.2 became effective after voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City's General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

The following parks are eligible for use of RPIF, in accordance with Charter Section 55.2(a)(9) and Ordinances O-20088, O-20311, and O-21372:

- Balboa Park (Charter)
- Beaches and Shoreline Parks (Charter)
- Chicano Park (O-20311)
- Chollas Creek Watershed Parks (O-21372)
- Chollas Lake Park (Charter)
- Mission Trails Regional Park (Charter)
- Open Space Parks (Charter)
- Otay Valley Regional Park (Charter)
- Presidio Park (Charter)
- San Diego River Park (Charter)
- Torrey Pines City Park (O-20088)

The RPIF aims to support capital improvement projects within the City's Capital Improvement Program (CIP) for regional parks, as identified in the City Charter or by City Council Ordinance.

#### DISCUSSION

Department staff recommends \$850,000.00 of RPIF be allocated to the two projects listed in this report. This involves reducing allocations in four projects.

The reduced allocations come from the following projects:

- B20119 Balboa Park Club Renovations- \$44,343.43 will be transferred from this project. The project is being canceled.
- B20055 Cowles Mountain Comfort Station Accessibility Upgrades- \$30,000 will be transferred from this project. The project is being canceled.
- B20120 Kellogg Comfort Station Improvements- \$10,000 will be transferred from this project. The project is complete.

- B20054 West Sycamore Staging Area- \$84,014.57 will be transferred from this project. The funds will be replaced with Mission Trails Regional Park funds.
- ABT00001 City Facility Improvements- \$181,645.00 will be transferred from this project. Funds were originally for a project that has been canceled.

The allocations, which if approved would be added to the City's CIP through a separate council action, are recommended to be as follows:

- ***Balboa Park Botanical Building Improvements, CIP# S20005, \$500,000.00***

**Scope:** This project provides for enhancing and restoring the Balboa Park Botanical Building. Improvements include the restoration of the window arcades, fabrication and installation of the arched storefront and doors, restoration of the cupola, latticework, structural repairs and upgrades, addition of a storage and maintenance area, hardscape and landscape improvements, lighting and electrical upgrades, and accessibility enhancements.

**Financial:** \$28,453,000 has been allocated to this project to date. Of that, \$7,580,156, has been RPIF.

**Status:** This project is currently under construction. The recommended funding allocation of RPIF will go toward completing construction.

- ***Chollas Lake Improvement, CIP# B18001, \$350,000.00***

**Scope:** This project provides electrical service to the park which will allow extended use of the park and provide a higher level of security.

**Financial:** To date, \$1,392,304.00 has been allocated to this project. Of that, \$640,304.00 is RPIF.

**Status:** This project is in construction. SDGE redesigned the underground electrical service to apply new codes and requirements. This new design requires trenching behind the sidewalk toward the street and the grinding and repaving of the asphalt.

Please note that \$500,000 in Capital Outlay and Commercial Paper will be transferred from S20005 Balboa Park Botanical Building Improvements to B23122 Quince Drive Run-Off Erosion Control as the total project cost has increased. Costs increased because the excavation to competent soil was deeper than anticipated. This added to the excavation cost, slope replacement cost, and revegetated area. There was also a design change in the thickness for the road replacement and additional stripping to improve safety.

#### ALTERNATIVES

1. Approve the recommended funding allocations to the projects listed in this report.
2. Do not approve the recommended funding allocations to the projects listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Page 4  
Reallocation of funds to Various Projects  
January 18, 2024

Respectfully submitted,



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