



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: April 17, 2025

REPORT NO.: 102

ATTENTION: Parks and Recreation Board Agenda of April 17, 2025

SUBJECT: Allocation of SeaWorld Settlement Funds

SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to allocate \$2,779,876 Regional Park Improvement Fund received from the City's settlement with SeaWorld to the following projects:

- Balboa Park Restrooms, CIP# L25000, \$370,000
- Chollas Lake Electrical, CIP# L18001, \$170,000
- Crystal Pier Improvements, CIP# P24017, \$200,000
- EB Scripps Park Emergency, CIP# B24069, \$293,969
- Mohnike Adobe and Hay Barn Restoration, CIP# S13008, \$967,359
- Mountain View Sports Courts ADA Improvements, CIP# B21114, \$608,548
- West Sycamore Staging Area, CIP# B20054, \$170,000

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 the projects to continue through their next phases.

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

On January 29, 2025, the City entered into a settlement with SeaWorld on lease rent that was owed to the City from 2020. The City received \$8.5 million, which was split between the Mission Bay Park Improvement Fund and the Regional Park Improvement Fund based on the 65/35 percent split that is outlined in Charter Section 55.2, with RPIF receiving \$2,975,000. Please note that the RPIF amount has been lowered by \$195,124.30 to \$2,779,876 due to a

shortfall in Fiscal Year 2024 revenue shortfall. Addressing the shortfall by lowering the funds allocated through this action, allows all RPIF-funded projects to continue without interruption. Department staff recommends the available RPIF be allocated to the projects listed in this report. Of the \$2.7 million being allocated, \$778,548 is being allocated to communities of concern. This accounts for over 28 percent of the proposed allocation. The allocations, which if approved, would be added to the City's CIP through a separate council action, are recommended to be as follows:

Item No.	Project	Council District	Requested RPIF
1	L25000 Balboa Park Restrooms	3	\$370,000
2	L18001 Chollas Lake Electrical	4	\$170,000
3	P24017 Crystal Pier Improvements	1	\$200,000
4	B24069 Ellen Browning Scripps Park Emergency	1	\$293,969
5	S13008 Mohnike Adobe and Hay Barn Restoration	6	\$967,359
6	B21114 Mountain View Sports Courts ADA Improvements	4	\$608,548
7	B20054 West Sycamore Staging Area	6	\$170,000
			\$2,779,876

- ***Balboa Park Restrooms, CIP# L25000, \$370,000***

Scope: This project provides for comfort station improvements at locations throughout Balboa Park. The expected site-specific project phases include improvements to the following comfort station locations: Phase 1 – Spanish Village, Phase 2 – Organ Pavilion, Phase 3 – Morley Field, and Phase 4 – Village Place. Funding in this action would be for Phase 3. Morley Field Restrooms will include the demolition of existing comfort station and installation of a new comfort station facility. Village Place will include the renovation of the existing restroom to be a Ranger station and/or Visitor Center based on community input. This

Financial: To date, \$6,345,990 has been allocated to this project. Of that, \$65,443 is RPIF.

Status: This project is currently in preliminary engineering. Further schedule is dependent on design. The recommended funding allocation of RPIF will go toward design.

- ***Chollas Lake Electrical, CIP# L18001, \$170,000***

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: \$1,130,469 has been allocated to this project to date. Of that, \$997,509 is RPIF.

Status: This project is in construction. The recommended funding allocation of RPIF will go toward the unclogging of an electrical conduit.

- *Crystal Pier Improvements, CIP# P24017, \$200,000*

Scope: The project consists of, but is not limited to, replacement of eight missing and damaged wooden pier piles on the Crystal Pier. Piles will be in-kind replacement. This work will include repair of four piles with a fiberglass jacket, cap repair to one pile, and installation of temporary shoring.

Financial: To date, \$1,000,000 has been allocated to this project, all of it RPIF.

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

- *EB Scripps Park Emergency, CIP# B24069, \$293,969*

Scope: The project provides for, but is not limited, to re-routing approximately 80 linear feet of sidewalk. The new alignment will be moved away from the coastal bluff. Work will also include replacement of 95 linear feet of 24-inch storm drain. Replacement will include a new cleanout structure and headwall with riprap.

Financial: \$2,199,740 has been allocated to this project to date. This would be the first allocation of RPIF.

Status: This project is currently closing out. The recommended funding allocation of RPIF will go towards reimbursing the construction of the sidewalk.

- *Mohnike Adobe and Hay Barn Restoration, CIP# S13008, \$967,359*

Scope: This project provides for the rehabilitation/restoration of the historic adobe and hay barn located within the 14-acre Rancho Penasquitos Equestrian Center on the eastern end of the Los Penasquitos Canyon Preserve. Completion of a site assessment of the current condition of the 2,512 square-foot adobe structure, the hay barn and surrounding grounds shall include the following items: exterior walls, north and west porches, roof, interior walls, ceilings and wood floors, drainage swale on the southwest, and accessibility needs to determine Phase II of rehabilitation program. Additionally, a treatment plan and historic structure report are required prior to preparation of Phase II design and construction plans for the rehabilitation due to storm damage which the barn sustained in 2010. Emergency work to shore up the barn, until a rehabilitation/restoration plan can be prepared and implemented, was completed in 2011.

Financial: To date, \$2,780,796 has been allocated to this project. Of that, \$2,181,716 is RPIF.

Status: This project is currently in design. Construction is expected to begin in November 2025 and be completed in February 2027. The recommended funding allocation of RPIF will go toward construction.

- ***Mountain View Sports Courts ADA Improvements, CIP# B21114, \$608,548***

Scope: This project provides for an accessible path of travel improvements to new park facilities being constructed. The path will connect existing recently improved compliant parking with futsal sports courts and newly resurfaced basketball courts.

Financial: \$544,355 has been allocated to this project to date. \$80,426 in RPIF was approved for this project in February.

Status: This project is in design. Construction is anticipated to begin and complete in Fiscal Year 2026. The recommended funding allocation of RPIF will go toward construction.

- ***West Sycamore Staging Area, CIP# B20054, \$170,000***

Scope: This project provides for the installation of a prefab comfort station, a drinking fountain, two picnic tables, a shade structure, ADA parking, and any necessary path of travel to the prefab toilet from the parking lot. It also provides for the purchase and installation of a new portable office trailer for the Park Rangers to replace the existing rented office trailer, installation of sewage-holding tanks next to the prefab toilet and office trailer at approximately six feet deep, and water service for the new office trailer toilet and comfort station.

Financial: To date, \$3,685,188 has been allocated to this project. Of that, \$2,080,988 is RPIF.

Status: This project is currently in design. Construction is anticipated in Fiscal Year 2026. The recommended funding allocation of RPIF will go toward construction.

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.

Respectfully submitted,

Tom Tomlinson

Tom Tomlinson
Assistant Director, Parks and Recreation

TT/rb

Ryan Barbrick

Prepared by: Ryan Barbrick
Program Manager, Parks and Recreation