

Parks and Recreation Department

Citywide Parks Development Impact Fees (CPDIF) Project Updates

Parks and Recreation Board
March 19, 2026
Information Item 202

Presenter: Ryan Barbrick – Program Manager CIP & Grants Team



Capital Improvement Program (CIP)

- Parks and Recreation currently manages over 170 active capital projects.
- The most recent five-year capital outlook notes extensive needs for park projects, which are over \$1.2 billion¹.
- The Department manages over \$130 million in capital grants.
- Typical funding sources include:
 - Citywide Park Development Impact Fees (DIF)
 - Regional Park Improvement Fund (RPIF)
 - Mission Bay Park Improvement Fund (MBIF)
 - Local DIF
 - Environmental Growth Fund
 - Golf Funds



1. See page 153 of Fiscal Year 2025 Adopted Budget Volume III: Capital Improvements Program

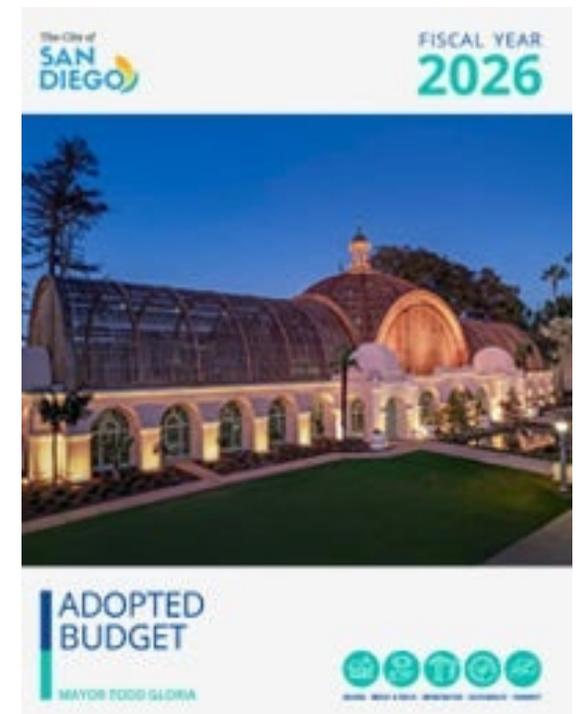
Citywide Park DIF Background

- Guiding Policies:

- Parks Master Plan, which established the Citywide Park DIF in August 2021
- Council Policy 800-14: Prioritizing CIPs, updated in December 2022
- Council Policy 000-32: Neighborhood Input on Infrastructure Need and Priorities, updated in December 2022

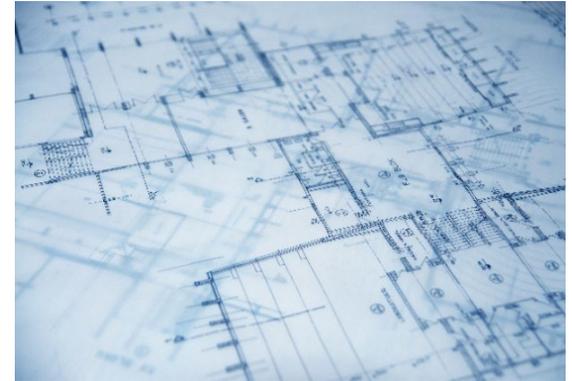
- As of March 2026:

- Over \$27.2 million in Citywide Park DIF is allocated to park projects.
- Citywide Park DIF has been allocated to 27 park projects.



Project Selection Criteria

- Citywide Park DIF funding requirements
 - 95% of fee is for projects, 5% is for program administration
 - Of the 95%, a minimum of 80% is to be used in Park Deficient Communities
 - Of the 95%, a minimum of 50% (of the 80%) is to be used in a Community of Concern
 - Of the 95%, a minimum of 10% (of the 80%) is to be used for Land Acquisition¹
- Use of Citywide Park DIF must comply with the California Mitigation Fee Act



1. Current Land Acquisition Funds are anticipated to be allocated to P20005 Chollas Triangle Park.



Project Selection Criteria

- CIP Priority Score of 50 or higher (Council Policy 800-14)
- Geographic Distribution: Planning Area and Council District
- Project CIP Development and Funding Strategy
 - Funding meaningfully advances project
 - Funding is used in conjunction with and leverages other funding
- Stakeholder Input
 - Community planning group priorities
 - Memos, public participation, budget documents, studies, etc.



Citywide Park DIF Allocations

Project	Type of Citywide Park DIF	Amount	Status
Berardini Field General Development Plan	Unrestricted	\$169,430.52	GDP, anticipated completion Fall 2026
Beyer Park Development	Community of Concern	\$1,000,000.00	Design, anticipated completion Spring 2028
Canon Street Pocket Park	Unrestricted	\$99,582.00	Closeout
Chollas Creek Oak Park Trail	Park Deficient	\$100,000.00	Design, anticipated completion Fall 2027
Chollas Lake Drainage Study	Community of Concern	\$352,353.96	Condition Assessment, anticipated completion Fall 2026
Chollas Triangle Park	Park Deficient , Unrestricted	\$1,856,638.44	GDP, anticipated completion Spring 2027
Dr. Bertha O. Pendleton Park Improvements	Park Deficient	\$1,312,785.71	Construction, Design, anticipated completion Summer 2026



Citywide Park DIF Allocations

Project	Type of Citywide Park DIF	Amount	Status
EB Scripps Park Sidewalk Widening	Unrestricted	\$750,000.00	Construction pending, anticipated completion Spring 2026
Emerald Hills Neighborhood Park Phase 1	Community of Concern	\$225,869.42	Design, anticipated completion Summer 2029
Golf Course Drive Improvements	Park Deficient and Community of Concern	\$3,125,618.00	Design, anticipated completion Winter 2029
Grove Neighborhood Park	Park Deficient, Unrestricted, and Community of Concern	\$4,786,790.34	Design, anticipated completion Spring 2028
Hard Court Improvements	Community of Concern	\$1,725,000.00	Construction, anticipated completion Spring 2026
Howard Lane Park	Park Deficient	\$915,188.36	Design, anticipated completion Fall 2027
John Baca Park	Unrestricted	\$717,880.25	Design, anticipated completion Fall 2027



Citywide Park DIF Allocations

Project	Type of Citywide Park DIF	Amount	Status
Marcy Neighborhood Park Improvements	Park Deficient	\$1,021,476.00	Construction, anticipated completion Spring 2026
Memorial Park Lighting Improvements	Community of Concern and	\$813,731.75	Design, anticipated completion Spring 2027
Montezuma Neighborhood Park Improvements Phase 1	Park Deficient	\$1,000,000.00	Design, anticipated completion Fall 2028
Mount Hope Recreation Center at Dennis V. Allen Park	Community of Concern	\$343,678.99	GDP, anticipated completion Fall 2026
North Chollas Community Park Improvements Phase I	Community of Concern	\$800,000.00	Design, anticipated completion Winter 2029
Rancho Bernardo Community Park Improvements- Dog Park	Park Deficient	\$2,138,365.66	Construction, anticipated completion Summer 2027
Rancho Bernardo Community Park Improvements- Lighting	Park Deficient	\$177,353.34	Design, anticipated completion Summer 2027



Citywide Park DIF Allocations

Project	Type of Citywide Park DIF	Amount	Status
Robb Field Turf and Irrigation Improvement	Park Deficient	\$718,394.01	Design, anticipated completion Summer 2029
San Ysidro Activity Center Parking Lot and Accessibility Improvements	Community of Concern	\$198,667.80	Construction, anticipated completion Spring 2026
South Clairemont Pool Improvements	Unrestricted	\$900,000.00	Construction, anticipated completion Spring 2026
Southcrest Community Park Lighting Improvements	Park Deficient and Community of Concern	\$890,795.96	Design, anticipated completion Summer 2027
Willie Henderson Lighting Upgrades	Community of Concern	\$162,359.00	Construction, anticipated completion Spring 2026
Willie Henderson Sports Complex Improvements	Community of Concern	\$948,937.68	Design, anticipated completion Winter 2028

Sep 2, 2025 at 10:00:48 AM
San Diego CA 92173
United States
Beyer Community Park



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Questions?