



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: April 16, 2026

REPORT NO.: 101

ATTENTION: Parks and Recreation Board Agenda of April 16, 2026

SUBJECT: Reallocation of Fiscal Year 2026 Regional Parks Improvement Funds

SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$1,948,306.93 in RPIF funds from the following projects:

- \$200,501.08 from Balboa Park Botanical Building Improvements, CIP# S20005
- \$48,593.42 from Coastal Erosion and Access, CIP# AGF00006
- \$277,048.71, EB Scripps Park Emergency, CIP# B24069
- \$874,552.75, Junipero Serra Museum ADA Improvements, CIP# S15034
- \$200,000.00 from Narragansett Avenue Access, CIP# B18026
- \$296,203.99 from Regional Park Improvements, CIP# AGF00005
- \$0.40 from Resource Based Open Space Parks, CIP# AGE00001
- \$51,406.58 from Santa Cruz Ave Access Stairs and Walkway, CIP# B18027

To the following projects:

- \$1,170,757.22 for Air & Space Museum Roof Replacement, B20116
- \$100,000.00 for El Cuervo Adobe Improvements, CIP# S14006
- \$200,000.00 for Martin Luther King (MLK) Park – ADA Path of Travel Improvements, WBS TBD
- \$200,501.00, Junipero Serra Museum ADA Improvements, CIP# S15034
- \$200,000.00, Old Salt Pool Access Stairs, CIP# B22012
- \$77,048.71 for Sunset Cliffs Park Drainage Improvements, CIP# L14005

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

Other Recommendations – Not applicable.

Fiscal Impact – Regional Park Improvement Funds will allow the projects to continue with either their current phase or move to the next one.

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)¹

¹ This includes the following parks: 30th Street Mini-Park, 41st Street Mini-Park, Adams Avenue Community Park & Recreation Center, Dennis V Allen Neighborhood Park, Azalea Neighborhood Park & Recreation Center, Boston Avenue Linear Park (Undeveloped), Cedar Ridge Mini-Park, Central Ave. Mini-Park, Central Neighborhood Park (Undeveloped), Charles L. Stevens III Memorial Park, Cherokee Point Neighborhood Park, Chollas Community Park, Chollas Lake Regional Park, Chollas Parkway Open Space Park (Undeveloped), City Heights Community Park & Recreation Center, City Heights Square Mini Park, Clay Ave. Mini-Park, Colina Del Sol Community Park & Recreation Center, Dorothy Petway Neighborhood Park, Dr. Bertha O. Pendleton Park, Emerald Hills Neighborhood Park, Encanto Community Park & Recreation Center, Federal Blvd Pocket Park (Undeveloped), Gompers Neighborhood Park, Hawk Pocket Park, Hollywood Neighborhood Park, Imperial Marketplace (Undeveloped), J Street Mini-Park,

- 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 \$1,948,306.93 of RPIF be allocated to the projects listed in this report. This involves reducing allocations in eight projects. A part of this action reallocates funds that were initially approved by the Oversight Committee at its meeting in September 2025. Allocations from AGF00005 Regional Park Improvements were allocated to the Air and Space Museum project via the Mayor's CIP Mid-Year Action. In the September report, a portion of those funds had been allocated to the MLK Park - ADA Path of Travel Improvements instead. This report corrects that and identifies new funds for MLK Park.

Additionally, \$1,170,757.22 in RPIF was transferred from Junipero Serra Museum ADA Improvements (S15034), Regional Park Improvements (AGF00005), and Resource Based Open Space Parks (AGE00001) were transferred to Air & Space Museum Roof Replacement (B20116) via the CIP Mid-Year Action. The Department is requesting approval through this action.

The allocations come from the following projects:

- Balboa Park Botanical Building Improvements, CIP# S20005 (\$200,501.08)- This project is complete and has savings.
- Coastal Erosion and Access, CIP# AGF00006 (\$48,593.42)- These are savings from completed projects.
- EB Scripps Park Emergency, CIP# B24069 (\$277,048.71)- This project is complete and has savings.
- Junipero Serra Museum ADA Improvements, CIP# S15034 (\$874,552.75)- This project is in design. Funds will be returned through this action and the Fiscal Year 2027 budget process.

Keiller Neighborhood Park, Lomita Neighborhood Park, Marie Widman Neighborhood Park, Martin Ave. Mini-Park (Undeveloped), Memorial Community Park & Recreation Center, Montclair Neighborhood Park, Mount Hope Cemetery, Mountain View Neighborhood Park & Recreation Center, Oak Neighborhood Park, Ocean View Mini-Park (Undeveloped), Officer Christopher Wilson Neighborhood Park, Park De La Cruz Neighborhood Park & Recreation Center, Skyline Hills Community Park & Recreation Center, Southcrest Community Park & Recreation Center, Southcrest Trails Neighborhood Park, Sunshine Berardini Field, Teralta Neighborhood Park, Virgie Hazel McCain and William Henry Carter Mini-Park, Wabash Neighborhood Park, Walls of Excellence Mini-Park, Wightman Street Neighborhood Park, Willie Henderson Sports Complex & Recreation Center, Z Street Mini-Park (Undeveloped), and Zena Mini-Park (Undeveloped).

- Narragansett Avenue Access, CIP# B18026 (\$200,000.00)-This project has savings and is bundled with Old Salt Pool Access Stairs, CIP# B22012. Old Salt Pool Access Stairs needs funding for construction.
- Regional Park Improvements, CIP# AGF00005 (\$296,203.99)- These funds are audited revenue from Fiscal Year 2025.
- Resource Based Open Space Parks, CIP# AGE00001 (\$0.40)- These funds are project savings.
- Santa Cruz Ave Access Stairs and Walkway, CIP# B18027 (\$51,406.58)- This project was cancelled.

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

- *Air & Space Museum Roof Replacement, CIP# B20116, \$1,170,757.22*

Scope: This project provides for replacing the Air & Space Museum roof. This includes demolition and removal of the existing roofing systems, installation of a new roofing system to include the installation of the roofing membrane, seaming and fastening methods, installation of mechanically fastened and fully adhered roof systems, roof penetrations and flashings, replacement of all drips pans in HVAC equipment, replacement of all pitch pans, replace all cast-iron drain receptors, replacement of the fluorescent lights behind the columns, electrical evaluation for the new lighting, repair cracks on the façade, and replacement of all existing access ladders to all roof areas.

Financial: To date, \$12,198,991 has been allocated to this project. Of that, \$10,844,569.97 is RPIF.

Status: The bid has been awarded. Limited Notice To Proceed is pending. Construction is anticipated to be complete by Spring 2027.

- *El Cuervo Adobe Improvements, CIP# S14006, \$100,000.00*

Scope: This project provides for the analysis of drainage and environmental conditions and provides interpretive signage of the El Cuervo Adobe wall ruins with a perimeter security fence around the historic site.

Financial: To date, \$956,000 has been allocated to this project. Of that, \$350,000 is RPIF.

Status: Limited Notice to Proceed will be issued in April, and construction is anticipated to begin in October, after the nesting season. Construction is anticipated to be completed by the end of this calendar year. Additional funding is for construction of stormwater requirements, as this is in a flood plain, and construction management contingency and closeout process.

- *Junipero Serra Museum Accessibility Improvements, CIP# S15034, \$200,501*

Scope: This project provides for the design and construction of improvements to provide Americans with Disabilities Act (ADA) access to the Junipero Serra Museum within Presidio Park. The project includes a new parking lot, security lighting, an accessible walkway, site furnishings, and landscape enhancements.

Financial: To date, \$1,960,016 has been allocated to this project. Of that, \$1,893,395 is RPIF.

Status: The project is at the 100 percent design phase and progressing through environmental permitting.

- *MLK Park - ADA Path of Travel Improvements, CIP# TBD, \$200,000.00*

Scope: This project provides for an accessible path of travel improvements at Martin Luther King Community Park in Encanto. The improvements would consist of demolition and replacement of a fairly long segment of sidewalk to American with Disabilities Act (ADA) requirements, and also the improvement of four existing parking stalls to ADA spaces, which would include some repaving, installing curbs/ramps, and ADA striping. This project is being conducted to meet ADA requirements for a companion project (Mountain View Racquet Club, CIP# RD23006) being developed by a non-profit tennis group. The Mountain View Tennis Club was awarded a grant to install a modular building to support their tennis programs. The Transportation Department will conduct this work.

Financial: This would be the first allocation of funds for this project.

Status: This is a new project. The schedule would be determined once funding has been identified and approved.

- *Old Salt Pool Access Stairs, CIP# B22012, \$200,000.00*

Scope: This project provides for the construction of a replacement of the existing access stairway at Old Salt Pool, which has failed. This plan also includes the necessary demolition in the area, as well as the removal and replacement of the stem wall and fence.

Financial: \$1,707,193.77 has been allocated to this project to date, all of that RPIF.

Status: This stair replacement project initiated construction in March and is expected to last through the Fall of this year.

- *Sunset Cliffs Park Drainage Improvements, CIP# L14005, \$77,048.71*

Scope: This project provides for drainage improvements at Sunset Cliffs Natural Park, Hillside section, including the removal of existing houses located on parkland, restoration of natural areas to allow water percolation, and installation of site-appropriate drainage devices. Phase I includes the removal of four existing structures located in the Sunset Cliffs Natural Park, the restoration and re-vegetation of these areas, ADA parking, and the inclusion of trails and lookouts per the community master plan. Phase II includes the evaluation of the drainage within the Sunset Cliffs Natural Park and the implementation of a complete drainage system.

Financial: \$4,736,338 has been allocated to this project to date. Of that, \$3,661,735 is RPIF.

Status: The design and environmental permitting process are both at approximately 90 percent. The design team is reviewing parking lot changes required by the

California Coastal Commission and their associated additional design fees. Additional funding is needed to support design and environmental permitting.

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,

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AF/rb



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