



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: April 16, 2026

REPORT NO.: 102

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

SUBJECT: Allocation of Fiscal Year 2027 Regional Parks Improvement Funds

SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to allocate \$6,942,784 in RPIF funds from the following projects:

- \$1,400,000 to Balboa Park Transportation Group Job, CIP# TBD
- \$396,299 to Casa del Prado Improvements, CIP# L26001
- \$2,291,121 to Emerald Hills Park Improvements Phase I, CIP# S25002
- \$868,215 to Junipero Serra Museum Accessibility Improvements, CIP# S15034
- \$1,987,149 to Sunset Cliffs Park Drainage Phase 2, CIP# L14005

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

Other Recommendations – Not applicable.

Fiscal Impact – Allocating 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
- Chollas Lake Park (Charter)
- Mission Trails Regional Park (Charter)
- Open Space Parks (Charter)
- Otay Valley Regional Park (Charter)

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, 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).

- 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 \$6,942,784 of Fiscal Year 2027 RPIF be allocated to the five projects listed in this report. The allocations, if approved, would be added to the City's CIP through the Mayor's May Revise to the Fiscal Year 2027 Budget. The recommended projects are as follows:

- *Balboa Park Transportation Group Job, CIP# TBD, \$1,400,000*

Scope: This project provides for parking lot, paving, and lighting work to be performed by Transportation Department in Balboa Park. This project contains the following work:

- **Balboa Park Starlight Bowl:** This project provides for replacement of a sidewalk to meet accessibility standards adjacent to the Starlight Bowl Theater within the Palisades Area in the Central Mesa of Balboa Park.
- **Organ Pavilion Parking Lot:** This is to perform needed repairs and resurfacing work throughout the entire parking lot.
- **Balboa Drive Streetlight Replacement:** This project provides for replacing two streetlights along Balboa Drive in the West Mesa of Balboa Park.
- **Morley Field Ballfield Lighting Improvements:** This project provides for replacement of nonfunctioning ballfield lighting within Morley Field in the East Mesa of Balboa Park.
- **Golden Hill Community Park Lighting Improvements:** This project provides for replacement of nonfunctioning security lighting poles within Golden Hill Community Park in the East Mesa of Balboa Park.
- **Officer Tonahill and Officer Ruopp Memorial Park:** This project provides for the replacement of non-functioning lighting and poles at the dog off-leash area located at the end of Grape Street in the East Mesa of Balboa Park.

Financial: This is a new project and would be the first allocation of RPIF.

Status: This is a new project. Construction is anticipated to begin in Fiscal Year 2027.

- *Casa del Prado Improvements, CIP# L26001, \$396,299*

Scope: Phase I of this project provides for improvements to the Casa Del Prado Theater and Classrooms buildings, including the repair of the existing HVAC and electrical systems and the replacement of broken units and parts (including, and not limited to, temperature controls, broken HVAC units, ducts, and light fixtures). The HVAC roof units need a crane for removal of old units and placement of new units. New data, audio visual, and CCTV systems will be installed. This work requires

asbestos, lead and mold testing and abatement at the areas of work, and the restoration of areas that may get damaged by the work.

Financial: To date, \$5,818,306 has been allocated to this project. Of that, \$340,000 is RPIF.

Status: Construction is anticipated to begin in Fiscal Year 2027.

- *Emerald Hills Park Improvements Phase I, CIP# S25002, \$2,291,121*

Scope: This project provides for the renovation of the existing parking lot and ADA parking, repair/replace walkway from parking lot to existing restrooms, new playgrounds and sports courts, renovate existing restrooms to provide gender-neutral facilities, provide new playground area with picnic shelter and tables, replace existing basketball court with two new concrete basketball courts, provide new dog-off-leash area and walkway, and storm water treatment facilities as required. Additionally, it will provide security lighting per the consultant's guide to all new facilities and modification of existing irrigation systems as required by new construction.

Financial: To date, \$3,800,427 has been allocated to this project. Of that, \$264,160 is RPIF.

Status: Engineering & Capital Projects is routing a mayoral action for consultant task order approval. They are working with the consultant team to see if there's anything needed for the design in preparation for the Notice to Proceed.

- *Junipero Serra Museum Accessibility Improvements, CIP# S15034, \$868,215*

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.

- *Sunset Cliffs Park Drainage Improvements, CIP# L14005, \$1,987,149*

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.

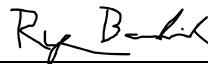
ALTERNATIVES

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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