



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: May 21, 2026

REPORT NO.: 102

ATTENTION: Parks and Recreation Board Agenda of May 21, 2026

SUBJECT: Revised Allocation of Fiscal Year 2027 Regional Parks Improvement Funds

SUMMARY

Issue – The San Diego Regional Park Improvement Fund Oversight Committee (Committee) approved several allocations to projects for Fiscal Year 2027 at its April 2026 meeting. However, additional changes are recommended. The question is whether the Committee will approve the recommendation to amend the report presented on April 16, 2026, to allocate RPIF funds to the following projects:

- \$400,000 to Balboa Park Transportation Group Job, CIP# TBD.
- \$1,000,000 to Emerald Hills Park Improvements Phase I, CIP# S25002.
- \$3,843,366 to Junipero Serra Museum Accessibility Improvements, CIP# S15034.
- \$1,239,031 to Southcrest Community Park Lighting Improvements, CIP# B24101.

A summary of proposed changes between the April 16, 2026, and May 21, 2026, reports are provided in the following table:

Project	April 16, 2026, Proposed Budget Amount	May 21, 2026, Revised Amount	Change in Proposal from April to May
Balboa Park Transportation Group Job, CIP# TBD	\$1,400,000	\$400,000	(\$1,000,000)
Casa del Prado Improvements, CIP# L26001	\$396,299	\$0	(\$396,299)
Emerald Hills Park Improvements Phase I, CIP# S25002	\$2,291,121	\$1,000,000	(\$1,291,121)
Junipero Serra Museum Accessibility Improvements, CIP# S15034	\$868,215	\$3,843,366	\$2,975,151
Sunset Cliffs Park Drainage Phase 2, CIP# L14005	\$1,987,149	\$0	(\$1,987,149)
Southcrest Community Park Lighting Improvements, CIP# B24101	\$0	\$1,239,031	\$1,239,031
TOTAL	\$6,942,784	\$6,482,397	(\$460,387)

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)
- 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 April 16, 2026, Department staff presented the report, "Allocation of Fiscal Year 2027 Regional Parks Improvement Fund" to the Regional Parks Improvement Fund Oversight Committee. This report proposed allocations of Fiscal Year 2027 RPIF to five projects. The Oversight Committee approved these allocations at the April meeting.

After further discussions with the Department of Finance (DOF) and Engineering and Capital Projects Department (ECP), it was determined that changes were required to meet current project needs. These changes allow for cash funding to flow to projects that are ready for construction and to delay allocations to projects not ready for construction until Fiscal Year 2028.

¹ Chollas Creek Watershed Regional Park includes the following parks: 30th Street Mini-Park, 41st Street Mini-Park, Adams Avenue Community Park and Recreation Center, Dennis V. Allen Neighborhood Park, Azalea Neighborhood Park and Recreation Center, Boston Avenue Linear Park, Cedar Ridge Mini-Park, Central Avenue Mini-Park, Central Neighborhood Park, Charles L. Lewis III Memorial Park, Cherokee Point Neighborhood Park, Chollas Community Park, Chollas Lake, Chollas Parkway Open Space, City Heights Recreation Center and Officer Jeremy Henwood Memorial Park, City Heights Square Mini Park, Clay Avenue Mini-Park, Colina del Sol Community Park and Recreation Center, Dorothy Petway Neighborhood Park, Dr. Bertha O. Pendleton Neighborhood Park, Dr. Martin Luther King, Jr. Community Park and Recreation Center, Emerald Hills Neighborhood Park, Encanto Community Park and Recreation Center, Federal Boulevard Pocket Park, Gompers Neighborhood Park, Hawk Pocket Park, Hollywood Neighborhood Park, Imperial Marketplace Open Space, J Street Mini-Park, Keiller Neighborhood Park, Lomita Neighborhood Park, Marie Widman Neighborhood Park, Martin Avenue Mini-Park, Memorial Community Park and Dolores Magdaleno Memorial Recreation Center, Montclair Neighborhood Park, Mount Hope Cemetery, Neal Petties Mountain View Community Park and Recreation Center, Oak Park Neighborhood Park, Ocean View Mini-Park, Officer Christopher Wilson Neighborhood Park, Park de la Cruz Neighborhood Park and Community Center/Gymnasium, Skyline Hills Community Park and Recreation Center, Southcrest Community Park and 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 and Recreation Center, Z Street Mini-Park, and Zena Mini-Park.

The changes between the April report and this report are captured in the following chart:

Project	April 16, 2026, Proposed Budget Amount	May 21, 2026, Revised Amount	Notes
Balboa Park Transportation Group Job, CIP# TBD	\$1,400,000	\$400,000	The allocation was lowered due to Organ Pavillion Parking Lot Resurfacing being dropped from the scope. The other locations (Balboa Park Starlight Bowl, Balboa Drive Streetlight Replacement, Morley Field Ballfield Lighting Improvements, Golden Hill Community Park Lighting Improvements, and Officer Tonahill and Officer Ruopp Memorial Park) remain in the scope of this project. The Organ Pavilion Parking Lot Paving Project will be created as a separate project, managed by ECP.
Casa del Prado Improvements, CIP# L26001	\$396,299	\$0	Based on project design and permitting timeframes, this project will not need funds until Fiscal Year 2028.
Emerald Hills Park Improvements Phase I, CIP# S25002	\$2,291,121	\$1,000,000	Based on project design and permitting timeframes, this project will not need funds until Fiscal Year 2028.
Junipero Serra Museum Accessibility Improvements, CIP# S15034	\$868,215	\$3,843,366	Allocation increased due to need for construction funds in Fiscal Year 2027.
Sunset Cliffs Park Drainage Phase 2, CIP# L14005	\$1,987,149	\$0	Based on project design and permitting timeframes, this project will not need funds until Fiscal Year 2028.
Southcrest Community Park Lighting Improvements, CIP# B24101	\$0	\$1,239,031	Funding is needed due to increased construction costs.
TOTAL	\$6,942,784	\$6,482,397	<i>The remaining funds, which total \$460,387, will not be allocated as part of this action. A priority project for future consideration for these funds will be development of the Balboa Park Organ Pavilion Parking Lot project.</i>

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, \$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.
- **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. The total project cost is anticipated to be \$400,000, and this action will fully fund it.

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

- ***Emerald Hills Park Improvements Phase I, CIP# S25002, \$1,000,000***

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. The total project cost is \$6,460,000. After this action, \$1,659,573 will be unfunded. These funds will be for the eventual construction of these upgrades.

Status: ECP 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. Construction is anticipated to last from June 2028 through July 2029.

- **Junipero Serra Museum Accessibility Improvements, CIP# S15034, \$3,843,366**

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, \$2,160,517 has been allocated to this project. Of that, \$2,093,896 is RPIF. The total project cost is \$6,340,557.43. With this action, and the reallocation of RPIF proposed in the follow-up report, this will fully fund the project. These funds are for construction.

Status: The project is at the 100 percent design phase and is progressing through environmental permitting. Construction is anticipated to last from January through November 2027.

- **Southcrest Community Park Lighting Improvements, CIP# B24101, \$1,239,031**

Scope: This project provides for upgrades and enhancements to security lighting for all parking lot areas and walkways.

Financial: To date, \$1,751,363.31 has been allocated to this project. Of that, \$750,000.00 is RPIF. The total project cost is \$2,990,394.31. This action will fully fund the project. These funds are for construction.

Status: The project is currently in 90 percent design. Construction is anticipated to last from March through September 2027.

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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