



# REPORT

## THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: October 20, 2022 REPORT NO. 101  
ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee  
Agenda of October 20, 2022  
SUBJECT: Allocation of Regional Park Improvement Funds to Various Projects

### SUMMARY

Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to allocate \$5,754,681.09 of Regional Park Improvement Funds to the following projects:

- Balboa Park Club, CIP# B20119, \$476,642.00
- Balboa Park International Cottages Electrical, CIP# TBD, \$250,000.00
- Bermuda Ave Coastal Access & Seawall Improvements, CIP# B17110, \$600,000.00
- Camino de la Costa Stairs, CIP# TBD, \$278,039.09
- Chollas Lake Improvements (Phase II), CIP# L18001, \$250,000.00
- Kellogg Comfort Station Improvements, CIP# B20120, \$100,000.00
- Mohnike Adobe and Barn Restoration, CIP# S13008, \$500,000.00
- Narragansett Avenue Access, CIP# B18026, \$50,000.00
- North Chollas Improvements, CIP# L22004, \$450,000.00
- Ocean Beach Pier Replacement, CIP# L22001, \$1,000,000.00
- Old Salt Pool, CIP# B22012, \$150,000.00
- Spindrift Drive Beach Access Walkway and Steps, CIP# TBD, \$250,000.00
- West Sycamore Staging Area, CIP# B20054, \$1,400,000.00

Director's Recommendation – Approve the recommendation to allocate \$5,754,681.09 of Regional Park Improvement Fund to the projects listed in this report.

Fiscal Impact – The \$5,754,681.09 of Regional Park Improvement Fund will allow for each project to continue on to its next phase.

Water and Energy Conservation Status – Not applicable.

Environmental – The allocation of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

## 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.

The purpose of the RPIF is 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.

## RECOMMENDED ALLOCATIONS

Department staff is recommending \$5,754,681.09 of Regional Park Improvement Funds be allocated to the below CIP projects. Funding is additional revenue received in Fiscal Year 2022. The recommended allocations will be added to the City's CIP through a council action.

- **Balboa Park Club, CIP# B20119, \$476,642.00**

**Scope:** This project provides for design and construction of foundation repair, replacement of windows, installation of LED lighting, repairs to the stucco, and HVAC and roof replacement.

**Financial:** To date, \$793,358 has been allocated to this project, all of it RPIF.

**Status:** This project is currently on hold. This funding will allow the project to enter design. Further schedule will be developed once design begins.

- **Balboa Park International Cottages Electrical, CIP# TBD, \$250,000.00**

**Scope:** This project provides for a survey and system upgrade design to be completed of the electrical service to the older International Cottages in Balboa Park. The electrical components of the original early 20th century buildings are suspected to be aged past the point of safe operation and a full system upgrade is contemplated. This contract will first survey the existing electrical services to the structures to verify the age and condition of the components and second, lay out an upgrade including components and locations of a new electrical service system including interior outlets and fixtures.

**Financial:** To date, \$317,613.40 has been identified for this project. Those funds, along with the \$250,000.00 identified in this report will be allocated via the City of San Diego's CIP Mid-Year Report, which will be heard by Council in December.

**Status:** This is a new project, funding will allow the project to complete the design phase.

- **Bermuda Ave Coastal Access and Seawall Improvements, CIP# B17110, \$600,000.00**

**Scope:** The existing Bermuda Avenue beach access stairway has failed at the middle flight and the supporting foundation block, additionally the stair shows cracking, corrosion and spa/ling. The existing stair will be replaced with a new stairway and will generally follow the existing stairway. The new stairway consists of a concrete-block stairway founded in rock at the lowest flight and the upper two flights with comprise of stainless-steel stringers with redwood planks and intermediate concrete landings supported on pile foundations. The new stair will be founded independent of the seawall.

**Financial:** To date, \$3,050,527.90 has been allocated to this project. \$918,580.90 of that is RPIF and \$2,131,947.00 is commercial paper. The \$600,000.00 being requested in this project will fully fund construction.

**Status:** The project is currently in bid and award. It is expected to be completed in December. Construction is anticipated to last from December to July 2023.

- **Camino de la Costa Stairs, CIP# TBD, \$278,039.09**

**Scope:** This project will repair the existing stairs at 5990 W. Camino de la Costa. The existing concrete stair sidewalls are cracked, spalling/missing, and unable to support handrails. Replacement of concrete walls, handrails, and patching steps for safety may also be included.

**Financial:** This is a new project and has not had any funds allocated to it. The State of California allocated \$2,000,000 toward this project. While the State and City negotiate and approve the grant agreement associated with this funding, the Department is recommending an initial funding allocation of \$259,681.09 of Regional Park Improvement Funds to begin preliminary engineering.

**Status:** This is a new project, funding will allow the project to begin the preliminary engineering phase.

- **Chollas Lake Improvements (Phase II), CIP# L18001, \$250,000.00**

**Scope:** The first phase of this project provided for electricity at Chollas Lake, and this phase will soon enter construction. To continue to improve Chollas Lake, this project provides for improvements to Chollas Lake park including new staff office, storage building replacement, accessibility upgrades to the parking lots and comfort station, and related improvements. Phase II scope will be developed during the preliminary engineering stage of this new sublet.

**Financial:** This would be the initial allocation of funds to this phase.

**Status:** This is a new phase of the project; funding will allow the project to begin the design phase.

- **Kellogg Park North Comfort Station Improvements, CIP# B20120, \$100,000.00**

**Scope:** The Kellogg Park North Comfort Station is located at La Jolla Shores. The North Comfort Station is north of the lifeguard station and directly adjacent to the boardwalk. An issue of excess amount of water that washes over the boardwalk and creates slippery puddles of sand and water against the seawall. This project provides for design and construction of a new trench drain to prevent from excess water and sand.

**Financial:** To date, \$227,855 has been allocated to this project. Funding is a combination of Infrastructure Funds and commercial paper. This would be the first allocation of RPIF toward this project.

**Status:** This project is currently in bid and award. Construction is expected to start in October and be complete by December. This would fully fund construction.

- **Mohnike Adobe and Barn Restoration, CIP# S13008, \$500,000.00**

**Scope:** This project provides for the rehabilitation/restoration of the historic adobe and hay barn located within the 14-acre Rancho Peñasquitos Equestrian Center on the eastern end of the Los Peñasquitos 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 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:** \$1,443,027.41 has been allocated to this project to date. Of that, \$843,946.99 is RPIF. The remaining funds are Environmental Growth Fund.

**Status:** The project is currently in design. Design is anticipated to be completed in June 2023. Bid and award is expected to last from June to August 2023. Construction is anticipated to last from February 2023 to July 2024. The funds in this action would go towards construction. Further funding for this project will be proposed via the Fiscal Year 2024 proposed budget process.

- **Narragansett Avenue Access, CIP# B18026, \$50,000.00**

**Scope:** The existing access stairs were constructed in 1986 and need repair due to spalled concrete, exposed rebar, and deteriorated handrails. Additionally, the lowest flight of stairs is significantly noncompliant for tread/riser tolerance and needs to be replaced. The stair sidewalls are to be reconstructed by removing all damaged material down to sound concrete. The handrails are to be removed and replaced with stainless steel railings and railing added to the lowest flight of stairs.

The project will construct accessibility improvements required for repair of the stairway.

**Financial:** To date, \$751,771.56 in RPIF has been allocated to this project.

**Status:** The project is currently in design. Design is anticipated to be complete in April 2025. Bid and award is expected to begin in April 2025 and be complete in June 2025. Construction is anticipated to begin in October 2025 and be completed in May 2026. This action would fully fund design.

- **North Chollas Improvements, CIP# L22004, \$450,000.00**

**Scope:** This project provides for the design and construction of improvements at North Chollas Community Park. This may include a new play area, dog off leash area, and new turf for the ball field.

**Financial:** To date, \$978,000.00 has been allocated to this project, all of it Development Impact Fees.

**Status:** This project is currently in design. Design is anticipated to be complete in January 2026. Bid and award is expected to start in February 2026 and be complete in August 2026. Construction is anticipated to begin in October 2026 and be complete in September 2028. The funds from this action would help to complete design.

- **Ocean Beach Pier Replacement, CIP# L22001, \$1,000,000.00**

**Scope:** The project provides for the design and construction of a new pier in Ocean Beach. It will also include the demolition of the existing pier.

**Financial:** To date, \$8,250,000.00 has been allocated to this project. Of that \$8,200,000.00 is a State grant and \$50,000.00 is Environmental Growth Fund.

**Status:** Design began in Fiscal Year 2023 with the construction schedule dependent on design. Funding from this action will go towards design.

- **Old Salt Pool, CIP# B22012, \$150,000.00**

**Scope:** This project is to provide a safe and compliant access to the beach. The scope of work of this project includes the design and construction of a new set of access stairs that generally follows the footprint of the previous design.

**Financial:** To date, \$1,057,193.77 has been allocated to this project, all of it RPIF.

**Status:** This project is currently in planning. Design is anticipated to begin in October 2023 and be complete in September 2024. Bid and award is expected to begin in October 2024 and be complete in April 2025. Construction is anticipated to begin in April 2025 and be complete in January 2026. This action will fully fund construction.

- **Spindrift Drive Beach Access Walkway and Steps, CIP# TBD, \$250,000.00**

**Scope:** This provide will provide for the installation of a handrail, improvement of the steps on the beach access walkway at 1920 Spindrift Drive, and for the repair of the

steps at the beach end of the access because they are uneven and difficult to find when the tide is high.

**Financial:** This is a new project and has not had any funds allocated to it. \$104,134.77 of general funds have been identified for this project by Council member LaCava. The Department is recommending an initial funding allocation of \$250,000.00 of Regional Park Improvement Funds.

**Status:** This is a new project; funding will allow the project to begin the design phase.

- West Sycamore Staging Area, CIP# B20054

**Scope:** This project is for the installation of potable water to the Ranger trailer, drinking fountain and irrigation at the staging area. Project also includes the installation of a prefabricated pit toilet, picnic tables, shade structure, accessibility parking, and any necessary path of travel issues to the pit toilet from the parking lot.

**Financial:** To date, \$1,169,220.00 has been allocated to this project. \$500,000.00 of the funding is RPIF. \$250,000.00 is State grant funds. The remaining funds are Mission Trails Regional Park Fund.

**Status:** The project is currently in design. Design is anticipated to be complete in February 2023. Bid and award is expected to begin in February 2023 and be complete in July 2023. Construction is anticipated to begin in August 2023 and be complete in August 2024. The funds in this action would go towards construction. Further funding for this project will be proposed via the Fiscal Year 2024 proposed budget process.

#### RECOMMENDATION

The Department recommends approval of the recommended allocations of Regional Park Improvement Fund to the projects listed in this report.

#### ALTERNATIVES

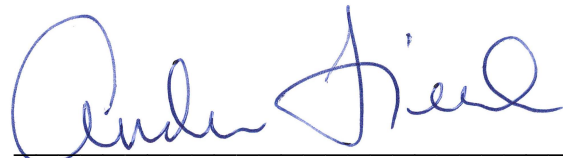
1. Approve the recommendation to allocate \$5,754,681.09 of Regional Park Improvement Fund to the projects listed in this report.
2. Do not approve the recommendation to allocate \$5,754,681.09 of Regional Park Improvement Fund to the projects listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,



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Approved by:  
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Director  
Parks and Recreation Department