



THE CITY OF SAN DIEGO

Report to the Mission Bay Park Improvement Fund Oversight Committee

DATE ISSUED: October 7, 2025

TO: Mission Bay Park Improvement Fund Oversight Committee

FROM: Parks and Recreation Department

SUBJECT: Fiscal Year 2026 Mission Bay Park Improvement Funds – Proposed Reallocation Recommendation

SUMMARY

Should the Mission Bay Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$500,000 of Mission Bay Park Improvement Funds to the following project:

- Mission Beach Lifeguard Station, CIP# L25001- \$500,000

Funding will come from the following project:

- Mission Bay Park Improvements, CIP# AGF00004- \$500,000

Director's Recommendation – Approve the recommendation listed in this report.

Fiscal Impact – The project is currently in the process of constructing temporary shoring inside the lifeguard station, converting the storage room to a first aid room, and bringing in a temporary trailer, as well as a Connex storage box for use by the Parks and Recreation Department. The funding requested in this action will go toward the temporary facility.

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 Mission Bay Park Improvement Fund (MBPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the San Diego Regional Park Improvement Fund (RPIF).

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 purpose of the MBPIF is to support capital improvement projects within the City's Capital Improvement Program (CIP) for Mission Bay, as identified in the City Charter or by City Council Ordinance.

RECOMMENDED BUDGET ALLOCATIONS

Department staff recommends allocating \$500,000 of MBPIF revenue to the below project. Funding will come from the following project:

- \$500,000 from Mission Bay Park Improvements, CIP# AGF00004. There is currently additional audited revenue that has been collected from Fiscal Year 2025. After this allocation, there will still be over \$3.2 million in fund balance in the annual allocation.

The recommended allocation will be added to the City's CIP through a council action. Recommended project is:

- *Mission Beach Lifeguard Station, CIP# L25001, \$500,000*

Scope: This project provides a phased approach to replacing the Mission Beach Lifeguard Station, located at 3141 Ocean Front Walk. Phase 1 provides for emergency action to conduct a structural assessment, evaluate repair options, and implement repairs for the lifeguard station to allow time to plan for replacing the station. Phase 2 provides for temporary facilities to deliver necessary public services prior to and during construction of a permanent replacement for the existing lifeguard station. Phase 3 will provide for the design and construction of a new lifeguard station, including demolition of existing facilities.

Financial: \$3,000,000 has been allocated to this project to date, \$2,000,000 of which is MBPIF.

Status: Engineering & Capital Projects (E&CP) are currently in the process of constructing the temporary shoring inside the lifeguard station, as well as converting the storage room to a first aid room. The consultant is currently preparing the design for the new temporary lifeguard tower. That design will be submitted for permitting at the Development Services Department (DSD). Once initial comments from DSD are received, off-site fabrication of the tower can begin. E&CP is also currently working on bringing in the temporary trailer as well as a Connex storage box for Parks and Recreation Department use. The funding requested in this action will go towards the temporary facility.

RECOMMENDATION

The Department recommends approval of the recommended allocation of Mission Bay Park Improvement Fund to the project listed in this report.

ALTERNATIVES

1. Approve the recommendation listed in this report.
2. Do not approve the recommendation listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,

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