



THE CITY OF SAN DIEGO

**REPORT TO THE MISSION BAY PARK IMPROVEMENT FUND
OVERSIGHT COMMITTEE**

DATE ISSUED: September 5, 2017
ATTENTION: Mission Bay Park Improvement Fund Oversight Committee
SUBJECT: Update to Mission Bay Park Improvement Fund 10-Year Plan

At the April meeting, the Oversight Committee approved the Mission Bay Park Improvement Fund 10-Year Plan. Subsequently, staff learned of a cost increase for the Mission Bay Dredging project, received updated lease revenue information, and extended the 10-year period to include Fiscal Year 2027. As a result of this new information, the 10-year plan required modification.

The following chart illustrates the lone change to the Fiscal Year 2018 allocations:

Project Title	Prior Amount	Proposed FY 2018 Amount	Increase
1.0 Dredging	\$0	\$5,100,000	\$5,100,000

The Oversight Committee previously approved the allocation of Improvement Funds to the North Ocean Beach Gateway project. The City Council action will request park dedication for the Gateway and incorporation of that parcel into Mission Bay Park. Staff will return to the City Council after those two actions are taken to request fund allocation.

Future year projected amounts changed for several projects, including several wetland expansion projects (Priority 2) and deferred maintenance projects (Priority 5). Staff does not foresee significant impacts to project schedule or cost as a result of future year projection changes. Attached is a summary of changes, along with the updated report and projection spreadsheet.

If you have questions, please contact Jeff Van Deerlin at jvandeerlin@sandiego.gov or (619) 235-1189.

Andrew Field
Assistant Director
Park and Recreation Department

Summary of Changes by Project and Fiscal Year
Mission Bay Park Improvement Fund (MBPIF) Fund 200386, Project AGF00004
Proposed Ten-Year Financial Plan
September 5, 2017

Project	Fiscal Year	Prior Amount	Current Amount	Change	Notes
0.1 Engineering/Consultant/30% Design	2018	\$2,000,000	\$2,000,000	\$0	No changes were made.
	2019	\$1,000,000	\$1,000,000	\$0	
	2020	\$1,000,000	\$1,000,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$4,000,000	\$4,000,000	\$0	
0.2 Programmatic EIR	2018	\$500,000	\$500,000	\$0	No changes were made.
	2019	\$1,000,000	\$1,000,000	\$0	
	2020	\$500,000	\$500,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$2,000,000	\$2,000,000	\$0	
0.3 Permitting	2018	\$0	\$0	\$0	No changes were made.
	2019	\$500,000	\$500,000	\$0	
	2020	\$500,000	\$500,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,000,000	\$1,000,000	\$0	
1.0 Dredging	2018	\$0	\$5,100,000	\$5,100,000	Project cost increased by \$5.1 million.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$0	\$5,100,000	\$5,100,000	
2.1 Rose Creek West Bank/Campland-by-the-Bay (80 acres +/-)	2018	\$0	\$0	\$0	\$1 million allocation moved from FY 2026 to FY 2027 with no change in total project cost.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$550,000	\$550,000	\$0	
	2023	\$2,000,000	\$2,000,000	\$0	
	2024	\$4,000,000	\$4,000,000	\$0	
	2025	\$4,200,000	\$4,200,000	\$0	
	2026	\$4,750,000	\$3,750,000	(\$1,000,000)	
	2027	\$0	\$1,000,000	\$1,000,000	
	TOTAL	\$15,500,000	\$15,500,000	\$0	
2.2 North Fiesta Island (15 acres +/-)	2018	\$750,000	\$750,000	\$0	\$500,000 allocation moved from FY 2020 to FY 2023 with no change in total project cost.
	2019	\$0	\$0	\$0	
	2020	\$1,000,000	\$500,000	(\$500,000)	
	2021	\$1,000,000	\$1,000,000	\$0	
	2022	\$1,000,000	\$1,000,000	\$0	
	2023	\$1,000,000	\$1,500,000	\$500,000	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$4,750,000	\$4,750,000	\$0	

Summary of Changes by Project and Fiscal Year
Mission Bay Park Improvement Fund (MBPIF) Fund 200386, Project AGF00004
Proposed Ten-Year Financial Plan
September 5, 2017

Project	Fiscal Year	Prior Amount	Current Amount	Change	Notes
2.3 & 2.4 Tecolote Creek (14 acres +/-)	2018	\$750,000	\$750,000	\$0	\$1.25 million allocation moved from FY 2020, 2022, and 2023 to FY 2026 and 2027 with no change in total project cost. This updated schedule will allow for consistency with the Mission Bay Park Master Plan Amendment for Fiesta Island, which is currently underway.
	2019	\$0	\$0	\$0	
	2020	\$1,000,000	\$500,000	(\$500,000)	
	2021	\$1,000,000	\$1,000,000	\$0	
	2022	\$1,000,000	\$750,000	(\$250,000)	
	2023	\$1,000,000	\$500,000	(\$500,000)	
	2024	\$1,000,000	\$1,000,000	\$0	
	2025	\$1,000,000	\$1,000,000	\$0	
	2026	\$0	\$1,000,000	\$1,000,000	
	2027	\$0	\$250,000	\$250,000	
	TOTAL	\$6,750,000	\$6,750,000	\$0	
2.5 Cudahay Creek (5 acres +/-)	2018	\$500,000	\$500,000	\$0	\$250,000 allocation moved from FY 2020 to FY 2022 with no change in total project cost.
	2019	\$0	\$0	\$0	
	2020	\$750,000	\$500,000	(\$250,000)	
	2021	\$250,000	\$250,000	\$0	
	2022	\$0	\$250,000	\$250,000	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,500,000	\$1,500,000	\$0	
2.6 DeAnza Cove (TBD)	2018	\$0	\$0	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$0	\$0	\$0	
Restoration of shoreline treatments within Mission Bay Park Improvement Zone (MBPIZ) including restoration of beach sand and stabilization of erosion control features.	2018	\$750,000	\$750,000	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$1,000,000	\$1,000,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$1,000,000	\$1,000,000	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$2,750,000	\$2,750,000	\$0	
Expansion of endangered or threatened species preserves and upland habitats on North Fiesta Island and along the levee of the San Diego River floodway as identified in the MBPMP.	2018	\$500,000	\$500,000	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$1,000,000	\$1,000,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,500,000	\$1,500,000	\$0	
5.1(a) Missing Bicycle and Pedestrian Paths	2018	\$0	\$0	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$500,000	\$500,000	\$0	
	2023	\$1,000,000	\$1,000,000	\$0	
	2024	\$1,000,000	\$1,000,000	\$0	
	2025	\$1,000,000	\$1,000,000	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$3,500,000	\$3,500,000	\$0	

Summary of Changes by Project and Fiscal Year
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Project	Fiscal Year	Prior Amount	Current Amount	Change	Notes
5.1(b) San Diego River Trail Improvements (Estuary Trail Enhancement Plan)	2018	\$500,000	\$500,000	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$500,000	\$500,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,000,000	\$1,000,000	\$0	
5.1(c) North Ocean Beach Gateway Path	2018	\$500,000	\$500,000	\$0	Staff will wait to request \$500,000 allocation until after City Council has approved North Ocean Beach Gateway dedication and incorporation into Mission Bay Park. If approved, this separate request would coincide with the Mid-Year CIP Report heard by the City Council in January.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$500,000	\$500,000	\$0	
5.2 Sustainable Lighting	2018	\$300,000	\$300,000	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$1,000,000	\$1,000,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,300,000	\$1,300,000	\$0	
5.3 Monument Signage and Landscaping	2018	\$300,000	\$300,000	\$0	No changes were made.
	2019	\$1,500,000	\$1,500,000	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$1,800,000	\$1,800,000	\$0	
5.4 Parking Lot Repair/Resurfacing	2018	\$2,500,000	\$2,500,000	\$0	An additional \$250,000 is allocated in FY 2027.
	2019	\$0	\$0	\$0	
	2020	\$500,000	\$500,000	\$0	
	2021	\$400,000	\$400,000	\$0	
	2022	\$1,600,000	\$1,600,000	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$250,000	\$250,000	
	TOTAL	\$5,000,000	\$5,250,000	\$250,000	
5.5 Playgrounds	2018	\$2,500,000	\$2,500,000	\$0	\$1.5 million allocation moved from FY 2019 to FY 2027 with no change in total project cost.
	2019	\$6,000,000	\$4,500,000	(\$1,500,000)	
	2020	\$0	\$0	\$0	
	2021	\$1,500,000	\$1,500,000	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$1,500,000	\$1,500,000	\$0	
	2027	\$0	\$1,500,000	\$1,500,000	
	TOTAL	\$11,500,000	\$11,500,000	\$0	

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Project	Fiscal Year	Prior Amount	Current Amount	Change	Notes
5.6 Comfort Station Restrooms	2018	\$2,500,000	\$2,500,000	\$0	\$1.5 million allocation moved from FY 2019 to FY 2027. An additional \$500,000 is allocated in FY 2027.
	2019	\$6,000,000	\$4,500,000	(\$1,500,000)	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$2,000,000	\$2,000,000	
	TOTAL	\$8,500,000	\$9,000,000	\$500,000	
5.7 Oceanfront Walk Seawall and Bulkhead (10,500 linear feet)	2018	\$1,500,000	\$1,500,000	\$0	\$50,000 allocation moved from FY 2026 to FY 2027. An additional \$4.35 million is allocated in FY 2027.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$4,000,000	\$4,000,000	\$0	
	2022	\$2,000,000	\$2,000,000	\$0	
	2023	\$4,000,000	\$4,000,000	\$0	
	2024	\$4,000,000	\$4,000,000	\$0	
	2025	\$4,000,000	\$4,000,000	\$0	
	2026	\$3,700,000	\$3,650,000	(\$50,000)	
	2027	\$0	\$4,350,000	\$4,350,000	
	TOTAL	\$23,200,000	\$27,500,000	\$4,300,000	
5.8(a) Site Furnishings	2018	\$0	\$0	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$0	\$0	\$0	
5.8(a) Adult Fitness Course - East Shore	2018	\$500,000	\$500,000	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$1,500,000	\$1,500,000	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$2,000,000	\$2,000,000	\$0	
5.8(b) Santa Clara Recreation Center	2018	\$0	\$0	\$0	An additional \$1.5 million is allocated in FY 2027.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$500,000	\$500,000	\$0	
	2027	\$0	\$1,500,000	\$1,500,000	
	TOTAL	\$500,000	\$2,000,000	\$1,500,000	
5.8(c) Robb Field Recreation Center	2018	\$0	\$0	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$0	\$0	\$0	
5.8(d) Howard Hall at Robb Field	2018	\$0	\$0	\$0	No changes were made.
	2019	\$0	\$0	\$0	
	2020	\$0	\$0	\$0	
	2021	\$0	\$0	\$0	
	2022	\$0	\$0	\$0	
	2023	\$0	\$0	\$0	
	2024	\$0	\$0	\$0	
	2025	\$0	\$0	\$0	
	2026	\$0	\$0	\$0	
	2027	\$0	\$0	\$0	
	TOTAL	\$0	\$0	\$0	



THE CITY OF SAN DIEGO

Report to the Mission Bay Park Improvement Fund Oversight Committee

DATE ISSUED: September 5, 2017
ATTENTION: Mission Bay Park Improvement Fund Oversight Committee
SUBJECT: Mission Bay Park Improvement Fund Ten-Year Financial Plan

REQUESTED ACTIONS:

1. Make findings that completion of greater priority projects identified in San Diego Charter Section 55.2(c)(1) will not be precluded by expending funds on lesser priority projects and authorize concurrent commencement of multiple priority projects pursuant to San Diego Charter Section 55.2 as outlined in this Ten-Year Plan;
2. Approve the Fiscal Year 2018 ten-year allocation schedule for the Mission Bay Park Improvement Fund (“Ten-Year Plan”) and allocate \$21,450,000 from Annual Allocation AGF00004, Mission Bay Park Improvements, within Fund 200386, Mission Bay Park Improvement Fund, to various sublet projects identified below:

Project Title	FY 2018 Amount
0. Programmatic Environmental Impact Report (Consultant) for All Mission Bay Park Improvement Fund Projects	
0.1 Engineering/Consultant/30% Design	\$2,000,000
0.2 Programmatic EIR	\$500,000
1. Restoration of navigable waters within Mission Bay Park (MBP) and elimination of navigational hazards	\$5,100,000
2. Wetland expansion, water quality improvements, and protection and expansion of eelgrass beds; three locations for Fiscal Year 2018 are:	
2.2 North Fiesta Island (15 acres +/-)	\$750,000
2.3 & 2.4 Tecolote Creek (14 acres +/-)	\$750,000
2.5 Cudahay Creek (5 acres +/-)	\$500,000
3. Restoration of shoreline treatments within Mission Bay Park Improvement Zone	\$750,000

Mission Bay Park Improvement Fund Ten-Year Financial Plan
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Project Title	FY 2018 Amount
4. Expansion of endangered or threatened species preserves and upland habitats on North Fiesta Island and along the levee of the San Diego River floodway	\$500,000
5. Deferred maintenance projects that increase the useful life of the asset by one year or an environmental improvement of a natural asset within the Mission Bay Park Improvement Zone. Recommended projects include the following (described below):	
5.1(b) San Diego River Trail Improvements (Estuary Trail Enhancement Plan)	\$500,000
5.2 Sustainable Lighting	\$300,000
5.3 Monument Signage and Landscaping	\$300,000
5.4 Parking Lot Repair/Resurfacing	\$2,500,000
5.5 Playgrounds	\$2,500,000
5.6 Comfort Station Restrooms	\$2,500,000
5.7 Oceanfront Walk Seawall and Bulkhead (10,500 linear feet)	\$1,500,000
5.8(a) Adult Fitness Course - East Shore	\$500,000

3. Authorize the award of a contract to Dudek in accordance with the San Diego Municipal Code in an amount not to exceed \$7,000,000 for development of a Programmatic EIR, contingent upon the Chief Financial Officer first furnishing one or more certificates certifying that funds necessary for expenditure are, or will be, on deposit with the City Treasurer; and
4. Introduce and adopt an ordinance to dedicate the North Ocean Beach Gateway for park and recreation purposes, in perpetuity, and incorporate the North Ocean Beach Gateway into Mission Bay Park, as defined in San Diego Charter Section 55.2.

STAFF RECOMMENDATIONS:

Approve the resolutions and introduce and adopt the ordinance.

EXECUTIVE SUMMARY:

With the voter approval of Proposition C in November 2008 and Measure J in November 2016, the Mission Bay Park Improvement Fund provides for improvements in priority order to a variety of assets throughout Mission Bay Park. The first priority project, dredging of Mission Bay, is currently in the design and permitting phase. The original City Charter Section 55.2 under Proposition C required the City Council to make certain findings regarding the highest priority project before commencing work on the next lower priority project. However, passage of Measure J simplifies this process.

Allocations in the Ten-Year Plan total nearly \$117 million through Fiscal Year 2027. This Ten-Year Plan requests City Council approval to commence the following priority projects during Fiscal Year 2018 under project AGF00004, Mission Bay Park Improvements:

- Programmatic Environmental Impact Report for all Projects
- Wetlands and Water Quality Improvements at:
 - North Fiesta Island
 - Tecolote Creek
 - Cudahay Creek
- Restoration of Shoreline Treatments (commence study)
- Expansion of Endangered or Threatened Species Preserves and Upland Habitats on North Fiesta Island and along the Levee of the San Diego River Floodway (commence study)
- Deferred Capital Improvements, including:
 - San Diego River Trail Improvements (Estuary Trail Enhancement Plan)
 - North Ocean Beach Gateway Path
 - Sustainable Lighting
 - Monument Signage and Landscaping (commence study)
 - Parking Lot Repair and Resurfacing (multiple locations)
 - Playgrounds (multiple locations)
 - Comfort Station Restrooms (multiple locations)
 - Oceanfront Walk Seawall and Bulkhead
 - Adult Fitness Course - East Shore

The proposed financial allocation from the Mission Bay Park Improvement Fund is \$21.45 million in Fiscal Year 2018. These funds have already been appropriated to the Mission Bay Park Improvements Annual Allocation (AGF00004) and would be allocated to the sub-projects as detailed in the Ten-Year Plan. This action also requests authority to authorize the Mayor to award a consultant agreement in an amount not to exceed \$7,000,000 to environmental consulting firm Dudek for the Programmatic Environmental Impact Report.

Since Charter Section 55.2 authorizes the use of the Mission Bay Park Improvement Fund for adjacent dedicated parks incorporated into the definition of Mission Bay Park in that Charter section, this action also requests dedication of North Ocean Beach Gateway in accordance with Council Policy 700-17. Allocation of Improvement Funds to complete the final segment of pathway between Robb Field and North Ocean Beach Gateway are not a part of this action and any future allocation will be contingent upon the City Council's adoption of an ordinance dedicating that

property as parkland pursuant to Charter Section 55 and adding it to Mission Bay Park, as defined in Charter Section 55.2.

BACKGROUND:

San Diego voters approved Proposition C on November 4, 2008, which amended the Charter by adding Section 55.2. San Diego voters approved amendments to Charter Section 55.2 by approval of Measure J on the November 2016 ballot. These amendments became effective on December 19, 2016. Attachment 1 provides a copy of Charter Section 55.2, as amended.

Overview of Charter Section 55.2

San Diego Charter Section 55.2 restricts the use of a portion of the Lease Revenues from Mission Bay Park for capital improvements in Mission Bay Park.¹ This fund is known as the Mission Bay Park Improvement Fund (“Improvement Fund”). The Improvement Fund may only be used to complete a series of prioritized projects specifically identified within Charter Section 55.2.

Charter Section 55.2 also establishes the Mission Bay Park Improvement Fund Oversight Committee (“Oversight Committee”) to oversee, among other things, the prioritized list of projects funded by the Improvement Fund within the Mission Bay Park Improvement Zone² (“Improvement Zone”). These prioritized projects are identified and explained further in this Report.

Section 55.2(c)(1)(A-E) lists the capital improvement projects in the priority order in which they are to be authorized, have a funding plan adopted by City Council, and proceed to completion. These projects include efforts “to restore wetlands, wildlife habitat, and other environmental assets within the *Mission Bay Park Improvement Zone*; to preserve the beneficial uses of the *Mission Bay Park Improvement Zone* including, but not limited to, water quality, boating, swimming, fishing, and picnicking by maintaining navigable waters and eliminating navigational hazards; to restore embankments and other erosion control features; and to improve the conditions of the *Mission Bay Park Improvement Zone* for the benefit and enjoyment of residents and visitors, consistent with the *Mission Bay Park Master Plan*.” [San Diego Charter §55.2(c)].

¹ City Charter Section 55.2 authorizes two funds: the Mission Bay Park Improvement Fund and San Diego Regional Parks Improvement Fund. This report focuses on the Mission Bay Park Improvement Fund. For the five-year forecast for San Diego Regional Parks Improvement Fund, visit the Park and Recreation Board webpage at <https://www.sandiego.gov/parkandrecreboard/>.

² The Improvement Zone includes “those areas encompassed within the boundaries of Mission Bay Park, Oceanfront Walk from the Mission Bay jetty to Crystal Pier and the adjoining seawall, coastal parks, and ocean beaches contiguous thereto” [San Diego City Charter § 55.2 (a)(4)]. It also includes portions of Rose Creek, Tecolote Creek, and the San Diego River as it passes through the boundaries of Mission Bay Park.

Before approving an expenditure of funds on a lesser priority project, City Council must make findings that the completion of the greater priority project will not be precluded by expending funds on a lesser priority project. [San Diego Charter §55.2(c)(2)].

Charter Section 55.2 also requires that greater priority projects regain priority over lesser priority projects in the event that the greater priority projects need additional funding or later capital improvements (as defined in the Charter). [San Diego Charter § 55.2(c)(4).]

Changes to San Diego Charter Section 55.2 resulting from Measure J

With the adoption of Measure J on November 8, 2016,³ San Diego voters approved the following Charter amendments to Section 55.2:

- Extend Charter Section 55.2 for an additional 30 years from the original expiration date of June 30, 2039, to a new expiration date of June 30, 2069.
- Allow multiple capital improvement projects funded with Improvement Funds to proceed simultaneously if doing so does not preclude completion of greater priority projects.
- Combine former Priorities 5, 6, and 7 into one priority category.
- Change the distribution formula of Mission Bay Park Lease Revenues in excess of the initial \$20 million allocated to the General Fund. Of the remaining Lease Revenues, 35% or \$3.5 million (whichever is greater) transfers to the Regional Park Improvement Fund, and the remainder, up to 65% transfers to the Mission Bay Park Improvement Fund.
- Allow for dedicated parkland located contiguous to Mission Bay Park to benefit from Improvement Funds if incorporated into Mission Bay Park by City Council, consistent with the priority categories.

Retroactive Recalculation of Lease Revenue

Staff has modified past calculations of Mission Bay Park Lease Revenues based on a recent legal opinion. On November 2, 2016, the City Attorney's Office issued Legal Opinion LO 2016-01, "Application of Charter Section 55.2 to Revenue Derived from

³ The Charter amendments contained in Measure J became effective when certified by the Secretary of State on December 19, 2016. Although Measure J modified the allocation formula of Mission Bay Park Lease Revenues with respect to the Mission Bay Park Improvement Fund and Regional Park Improvement Fund, Measure J did not change the \$20 million threshold amount of Lease Revenues that must first be allocated to the General Fund. The City did not collect more than \$20 million in Lease Revenues prior to the effective date of the Measure J amendments and anticipates that any Fiscal Year 2017 Lease Revenues collected in excess of the \$20 million threshold will be allocated according to the formula amended by Measure J (i.e., \$3.5 million or 35% to the Regional Park Improvement Fund and the remainder, up to 65%, to the Mission Bay Park Improvement Fund).

De Anza Cove RV Park.”⁴ The City Attorney’s Office opined that revenue derived from the RV Park at DeAnza Cove would be considered Mission Bay Park Lease Revenues, as defined in Charter Section 55.2. As a result of this opinion, the City Comptroller in consultation with the Real Estate Assets, Park and Recreation, and Financial Management Departments, retroactively corrected the allocation of RV Park funds according to the Charter Section 55.2 formula.

Separately, in reviewing the February 2001 boundary survey of Mission Bay Park, as defined in Charter Section 55.2, Park and Recreation Department and Real Estate Assets Department determined that a portion of the Campland-on-the-Bay leasehold is located outside of Mission Bay Park.⁵ Staff determined that 44.2% of its acreage is outside of Mission Bay Park in an unnamed park dedicated by Ordinance O-17030 dated February 16, 1988.⁶ The remaining 55.8% of its leasehold acreage is within Mission Bay Park as defined in Charter Section 55.2.⁷

<u>Campland-on-the-Bay Lease</u>	<u>Acres</u>	<u>Percent</u>
Within Mission Bay Park	25.58	55.80%
Outside Mission Bay Park	20.26	44.20%
Total Campland-on-the-Bay	45.84	100.00%

Since Proposition C passed in November 2008, staff had previously allocated all (100%) of Campland-on-the-Bay Lease Revenues according to the Charter Section 55.2 formula. To ensure consistency with the February 2001 boundary survey and the park dedication by Ordinance O-17030, staff retroactively corrected the lease revenue apportionment based on acreage. The Campland-on-the-Bay reallocation occurred at the same time as the DeAnza RV Park reallocation.

As a result of the retroactive recalculations of revenues received from the leases of the De Anza Cove RV Park and Campland-on-the-Bay since inception of Charter Section 55.2, the Mission Bay Park Improvement Fund gained a one-time revenue of \$3,214,033 in Fiscal Year 2016.⁸ Current and future fiscal years revenues received

⁴ The legal opinion is available at <http://docs.sandiego.gov/legalopinions/LO-2016-1.pdf>.

⁵ Charter Section 55.2(a)(3) defines Mission Bay Park as “the area described in the Mission Bay Park Record of Survey 16891, filed on February 28, 2001, in the Office of the County Recorder as File No. 2001-0113422, and any City-owned property heretofore or hereafter dedicated for park purposes that is contiguous to Mission Bay Park and has been determined by ordinance of the City Council to be part of Mission Bay Park for purposes of this Charter section 55.2.”

⁶ Ordinance O-17030 is available at: http://docs.sandiego.gov/council_reso_ordinance/rao1988/O-17030.pdf.

⁷ Reference Mission Bay Park Record of Survey 16891, which was filed on February 28, 2001, in the Office of the County Recorder as File No. 2001-01134222001. The specific page is Sheet 70 of 71: Campland-on-the-Bay.

⁸ The San Diego Regional Park Improvement Fund gained \$928,078 in one-time revenue in Fiscal Year 2016 as a result of this allocation.

from De Anza Cove RV Park and from the portion of Campland-on-the-Bay within Mission Bay Park will be allocated pursuant to the Charter Section 55.2 formula.

DISCUSSION:

In the interest of proceeding with the identified projects as expeditiously as possible, the Park and Recreation Department has drafted this initial Ten-Year Plan that proposes allocation of Improvement Funds to and the concurrent construction of multiple projects while conforming to the sequencing requirements of the Charter.

Oversight Committee and City Council Findings Pursuant to Charter Section 55.2

As discussed in this Report, the Improvement Fund has sufficient funding to initiate multiple projects concurrently without precluding completion of greater priority projects. Tables 1 and 2 of this Report provide total revenue received by the Improvement Fund to date. Attachment 2 provides a summary of anticipated revenues over the term of the Ten-Year Plan, as well as a proposed schedule of allocations.

To commence multiple priority projects concurrently, staff is asking the City Council to authorize and adopt this 10-Year funding plan and make findings that initiating lesser priority projects will not preclude completion of the greater priority projects. The Oversight Committee recommended City Council make this determination at its meeting of April 4, 2017. As discussed further in this Report, the higher priority projects will take significant time to complete environmental review and the permitting process. Staff believes that proceeding with lesser priority projects will not preclude completion of any greater priority projects because of the lengthy environmental review necessary for projects in the first three priorities. Proceeding concurrently with multiple priority projects would further best cash management practices for the Improvement Fund and ensure completion of projects in a manner consistent with Charter Section 55.2 requirements.

Staff anticipates that this Ten-Year Plan will require future review and adjustment. The Ten-Year Plan contemplates multiple projects proceeding concurrently. Design efforts will better determine the total project cost for each project as it progresses. If staff learn of unexpected costs for a greater priority project, staff will return to the Oversight Committee and City Council to request approval for adjustments to the allocation of Improvement Funds to ensure full funding for each project.

Programmatic Environmental Impact Report

Because the projects contained on the priority list are in close geographic proximity, staff intends to analyze the environmental impacts of each priority project together

as a program (Program) and pursue a Programmatic Environmental Impact Report (EIR) in conjunction with a programmatic approach for regulatory permits from agencies, including the California Coastal Commission, U.S. Army Corps of Engineers, San Diego Regional Water Quality Control Board, U.S. Fish and Wildlife Service, California Fish and Wildlife Service, and others, as applicable.

A Programmatic EIR would likely simplify the task of preparing environmental documents for latter parts of the Program. It can provide a basis for determining, analyzing, and addressing portions of the Program that may have significant or cumulative impacts on the environment. This approach can more effectively address the environmental impacts and focus determination on a subsequent project solely on new environmental effects which had not been considered previously.

The intent of a Programmatic EIR is to examine all projects within the Program, including lesser priority projects, as specifically and comprehensively as possible. Staff believes the holistic approach of a Programmatic EIR will improve the implementation of the overall project list and will offer numerous advantages. A Programmatic EIR:

- Provides for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
- Ensures consideration of the cumulative impacts of the entire Program,
- Shares the responsibility of environmental mitigation across multiple projects, and
- Allows the consideration of broad policy alternatives and Program-wide mitigation measures early in the process.

The Ten-Year Plan proposes to initiate preliminary design associated with the Programmatic EIR for the priority projects listed in Charter Section 55.2 by a qualified environmental consultant. Subsequent projected allocations in future fiscal years total \$7 million for this effort, which will provide for preparation and approval of the Programmatic EIR along with obtaining initial local, state, and federal permits. Additional environmental permitting for individual projects may be required as Public Works Department develops designs and construction documents for specific projects. This will become known as individual projects proceed through their permitting processes. When possible, staff intends to streamline the permit process for these priority projects described in the Programmatic EIR.

During Fiscal Year 2017, the Public Works Department led a Request for Proposals for an environmental consultant. As a result of interviews and reference checks, the Department selected Dudek as the consultant to conduct the Programmatic EIR. This

action requests approval to award the consultant agreement to Dudek for this purpose.

The Programmatic EIR covers projects that are known today, but it does not include projects not yet scoped or beyond the 10-year horizon. Staff hopes that the Programmatic EIR will provide streamlined approvals for the majority of environmental and permitting work for known projects within the 10-year plan.

Finally, it is important to note that staff is assuming that the Mission Bay Dredging project will not be included in the Programmatic EIR, since Public Works Department is currently processing the Mitigated Negative Declaration for that project, along with all associated approvals, separately.

Proposed Mission Bay Park Master Plan Amendments

Certain projects in the Improvement Zone are located in areas that are currently in a planning process to amend the Master Plan; this includes Fiesta Island and the DeAnza Special Study Area.

Fiesta Island is the site of three potential wetland expansion and/or water quality improvement projects identified in Section 55.2(c)(1)(B). Specifically, these three projects are: (1) wetlands at the north end of Fiesta Island, (2) wetlands at the mouth of Tecolote Creek, and (3) single-direction culverts beneath Fiesta Island's connecting causeway. These projects cannot begin until the planning process for Fiesta Island is complete, which is anticipated to occur in Fiscal Year 2019.

DeAnza Special Study began in earnest in January 2016. The City's consultant released conceptual alternatives to the public at a workshop on November 7, 2016. With public input, staff will examine these alternatives and develop a recommended approach that includes projects within several of the priority projects identified in San Diego Charter Section 55.2, including water quality, wetlands, and deferred maintenance. Staff will continue to monitor the progress of the DeAnza Special Study Area and will amend the Ten-Year Plan as necessary to incorporate specific projects in support of the selected conceptual plan and Master Plan as amended.

Staff may incorporate both the Fiesta Island and DeAnza Special Study Area planning efforts into the proposed Programmatic EIR depending on timing, cumulative impacts, and project eligibility.

Mission Bay Park Lease Revenues

Charter Section 55.2 requires Mission Bay Park Lease Revenues⁹ to be allocated according to the formula in Charter Section 55.2(b). The geographical boundaries of Mission Bay Park are defined in Charter Section 55.2(a)(3) according to the 2001 survey of City-owned dedicated parkland. Mission Bay Park does not include all of the City-owned property located outside of the survey area, but that may be encompassed in the Mission Bay Park Improvement Zone. By contrast, the Mission Bay Park Improvement Zone establishes the area where Improvement Funds may be expended. Revenue collected by the City from City-owned property located outside of the defined area of Mission Bay Park are not Mission Bay Park Lease Revenues.

The Improvement Fund received approximately \$7.0 million in Lease Revenues in Fiscal Year 2015 and \$10.1 million in Lease Revenues from Fiscal Year 2016.¹⁰ The Improvement Fund will receive approximately \$6.5 million in Lease Revenues during Fiscal Year 2017.

The Real Estate Assets Department has projected anticipated Mission Bay Park Lease Revenues for Fiscal Years 2018 and 2019 as shown in Table 1. Based on prior receipts and assuming no changes in existing or new leases, this Report suggests a two percent inflationary factor to the overall Lease Revenues for each fiscal year thereafter.

For purposes of this Report, Staff applied the allocation formula¹¹ established in Charter Section 55.2 against the projected Lease Revenues to create Tables 1 and 2, which show actual and anticipated Improvement Fund receipts by fiscal year:

⁹ Charter Section 55.2(a)(3) defines Mission Bay Park Lease Revenues as “all revenues collected by the City of San Diego from commercial and non-profit sources within Mission Bay Park, including but not limited to all monetary consideration received under leases of city owned property within Mission Bay Park, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within Mission Bay Park. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.”

¹⁰ Reference the Fiscal Year 2018 Proposed Budget Mission Bay Park Improvement Fund (https://www.sandiego.gov/sites/default/files/fy18pb_v2missionbayimprovement.pdf). The Improvement Fund received an additional \$3.2 million allocation associated with a retroactive, one-time correction to reallocate Mission Bay Park Lease Revenues associated with DeAnza RV Park and Campland-on-the-Bay, as discussed previously in this Report.

¹¹ “Subject to the City of San Diego’s State law obligations as a trustee of tidelands within *Mission Bay Park*, *Mission Bay Park Lease Revenues* up to the threshold amount in each fiscal year shall be deposited into the San Diego General Fund and may be used for any municipal purpose . . . All *Mission Bay Park Lease Revenues* in excess of the threshold amount shall be allocated in the City of San Diego budget to two distinct funds. Thirty-five percent (35%) of the *Mission Bay Park Lease Revenues* in excess of the threshold amount, or three million five hundred thousand dollars (\$3,500,000) whichever is greater, shall be allocated to the *San Diego Regional Parks Improvement Fund* that solely benefits the *San Diego Regional Parks* and sixty-five percent (65%) of the *Mission Bay Park Lease Revenues* over the threshold amount, or the remainder of those revenues if less than 65% is available after the allocation to the *San Diego Regional Parks Improvement Fund*, shall be allocated to the *Mission Bay Park Improvement Fund* that solely benefits the *Mission Bay Park Improvement Zone*. The threshold amount shall be \$23 million beginning fiscal year 2010 and

Table 1: Distribution of Mission Bay Park Lease Revenues to the General Fund, Mission Bay Park Improvement Fund, and Regional Park Improvement Fund

Fiscal Year Lease Revenues Received:	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Projected Mission Bay Park Lease Revenue:	\$29,989,350	\$31,157,218	\$31,899,671	\$32,537,665	\$33,188,418
Allocation to General Fund:	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
Amount Available for Charter 55.2 Distribution:	\$9,989,350	\$11,157,218	\$11,899,671	\$12,537,665	\$13,188,418
Regional Park Improvement Fund - 35%:	\$3,500,000	\$3,905,026	\$4,164,885	\$4,388,183	\$4,615,946
Mission Bay Park Improvement Fund - 65%:	\$6,489,350	\$7,252,192	\$7,734,786	\$8,149,482	\$8,572,472

Fiscal Year Lease Revenues Received:	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Projected Mission Bay Park Lease Revenues:	\$33,852,186	\$34,529,230	\$35,219,814	\$35,924,211	\$36,642,695
Allocation to General Fund:	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
Amount Available for Charter 55.2 Distribution:	\$13,852,186	\$14,529,230	\$15,219,814	\$15,924,211	\$16,642,695
Regional Park Improvement Fund - 35%:	\$4,848,265	\$5,085,230	\$5,326,935	\$5,573,474	\$5,824,943
Mission Bay Park Improvement Fund - 65%:	\$9,003,921	\$9,444,000	\$9,892,879	\$10,350,737	\$10,817,751

Table 2: Summary of Actual and Projected Allocations of Mission Bay Park Lease Revenues to Mission Bay Park Improvement Fund

Fiscal Year	Funding	Fiscal Year	Funding
2011	\$0	2019	\$7.7 million anticipated
2012	\$2.4 million received	2020	\$8.1 million anticipated
2013	\$5.4 million received	2021	\$8.6 million anticipated
2014	\$4.3 million received	2022	\$9.0 million anticipated
2015	\$7.0 million received	2023	\$9.4 million anticipated
2016	\$10.1 million received ¹²	2024	\$9.9 million anticipated
2017	\$6.5 million anticipated	2025	\$10.4 million anticipated
2018	\$7.3 million anticipated	2026	\$10.8 million anticipated

Attachment 3 provides the Fiscal Year 2013, 2014, 2015, and 2016 Year-End Receipt of Mission Bay Park Lease Revenues Report, which identifies the actual amount of Lease Revenues generated in Mission Bay Park over a four-year period. As noted in

ending fiscal year 2014. The threshold amount shall be \$20 million beginning fiscal year 2015 and shall remain \$20 million thereafter.” [San Diego Charter § 55.2(b)].

¹² In Fiscal Year 2016, the Improvement Fund received \$6.9 million in Lease Revenues per the Charter Section 55.2 formula and an additional \$3.2 million allocation associated with a retroactive, one-time correction to reallocate Mission Bay Park Lease Revenues associated with DeAnza RV Park and Campland-on-the-Bay, as discussed previously in this Report.

Attachment 3, actual Lease Revenues over the past four years have been averaging around \$30 million annually. Staff anticipates that the City will receive modest increases of Lease Revenues onward from Fiscal Year 2017 as noted in Tables 1 and 2.

Mission Bay Park Proposed Expenditure Allocations

With respect to allocations of Improvement Funds to priority projects, staff proposes allocation of Improvement Funds into Annual Allocation Project AGF00004, Mission Bay Park Improvements, which is part of the City's Capital Improvements Program (CIP). If approved by the City Council, staff would distribute these funds to various priority projects consistent with the allocations in this Ten-Year Plan and Attachment 2, each of which would be accounted as a sublet with its own B project number.

Future allocations to AGF00004 would be approved via the annual budget development process as funds become available, usually in the fiscal year after the Mission Bay Park Lease Revenues are received. The rationale for each of these proposed allocations is provided in the following discussion of each priority item. Staff believes sufficient funds are available to allow the Programmatic EIR to commence in Fiscal Year 2018 in support of multiple Charter Section 55.2 priority projects while not precluding the completion of any greater priority project.

This Report provides initial guidance to ensure the available funds are maximally deployed to several priority projects concurrently in keeping with best cash management practices. The following sections describe existing and proposed funding allocations for the Programmatic EIR and each priority project.

Mission Bay Park Improvement Fund Revenue and Expense Statement

The revenue and expense statement for the Mission Bay Park Improvement Fund is published in the proposed and adopted annual budget in Volume 2. The Fiscal Year 2018 Adopted Budget contains revenue and expenditure information for Mission Bay Park Improvement Fund.¹³ As presented in the budget document, the Mission Bay Park Improvement Fund includes both pre-charter and Charter Section 55.2 expenditures and revenues. The City Auditor annually reviews revenues and expenditures.¹⁴

The following sections outline the intended expenditures associated with the Improvement Fund over the next 10 years. The first item is the Programmatic EIR

¹³ The proposed and adopted budgets are available at <https://www.sandiego.gov/fm>. The latest revenue and expense statement for Mission Bay Park Improvement Fund is available at https://www.sandiego.gov/sites/default/files/mission_bay_improvements_fund.pdf.

¹⁴ The Fiscal Year 2015 audit report for the Mission Bay and Regional Park Improvement Funds is available at https://www.sandiego.gov/sites/default/files/16-018_mission_bay_regional_parks_improvement_funds_o.pdf.

followed by each of the five priority projects identified in Charter Section 55.2. The first priority project, Restoration of Navigable Waters and Elimination of Navigable Hazards, is currently in the design phase.

Programmatic Environmental Impact Report

Staff recommends commencing the Programmatic EIR for multiple priority projects as outlined earlier in this report at a cost of \$7,000,000. This allocation would be split between Fiscal Years 2018, 2019, and 2020. Much of this work will be conducted by a consultant.

Table 3: Proposed Allocation of Improvement Funds to Preliminary Design

Project	Fiscal Year of Allocation of Funding to Capital Project			
	FY 2018	FY 2019	FY 2020-2027	TOTAL
0.1 Engineering/Consultant/30% Design	\$2,000,000	\$1,000,000	\$1,000,000	\$4,000,000
0.2 Programmatic EIR	\$500,000	\$1,000,000	\$500,000	\$2,000,000
0.3 Permitting	\$0	\$500,000	\$500,000	\$1,000,000
Total Preliminary Design	\$2,500,000	\$2,500,000	\$2,000,000	\$7,000,000

Priority 1: Restoration of Navigable Waters and Elimination of Navigable Hazards

The top priority project listed in Charter Section 55.2(c)(1) is the restoration of navigable waters in Mission Bay, which will be accomplished by dredging those areas deemed to be hazardous for navigation. The scope of work for dredging includes key navigational routes within Mission Bay, including Sail Bay. Restoration of eelgrass is part of this effort.

Currently, the project has \$6,999,127 of Improvement Funds allocated to Project AGF00004, Sublet B10163 in the City's CIP budget. The proposed \$5.1 million allocation is required to fully fund this project.

Staff began work on this project in 2012 with a consultant study and a series of planning meetings. The meetings were focused on developing a workable criteria to identify the areas of Mission Bay Park that require dredging. In addition to restoring navigable waters, the Charter specifically requires the elimination of navigational hazards. To determine what navigational hazards exist, the Lifeguard Services Boating Unit provided information on areas of Mission Bay Park associated with accidents and incidents.

The dredging project will directly impact approximately 30 acres of eelgrass habitat, which must be mitigated at a 1.2:1 ratio. Overall, this project represents the largest eelgrass habitat impact ever proposed for a dredging project on the West Coast. In

addition to identifying the areas to be dredged, staff also identified potential eel grass mitigation areas that could satisfy the permitting requirements of the work.

Since Mission Bay Park Lease Revenues were first allocated to the Improvement Fund, staff has been pursuing a separate, project-level environmental document for the dredging project. This effort is dependent on extensive environmental factors in accordance with the California Environmental Quality Act (CEQA) and regulatory agency permitting. Construction would begin after the CEQA process is concluded and permits issued.

Design and permitting of this project are currently underway. As noted above, an additional \$5.1 million is required in Fiscal Year 2018.

Table 4: Proposed Allocation of Improvement Funds to Priority 1 Projects

Project	Fiscal Year of Allocation of Funding to Capital Project			TOTAL
	Continuing Appropriation (Allocated in FY 2014 and FY 2015)	FY 2018	FY 2019-2027	
1.1 Dredging	\$6,999,127	\$5,100,000	\$0	\$11,849,127
Total Priority 1 Projects	\$6,999,127	\$5,100,000	\$0	\$11,849,127

Priority 2: Wetland Expansion and Water Quality Improvements

Projects identified in the Mission Bay Park Master Plan that qualify as Priority 2 projects include the following wetland and water quality projects.

2-1. Rose Creek (Campland-on-the-Bay) Wetland

Development of approximately 80 acres of wetland at the mouth of Rose Creek at the current Campland-on-the-Bay location adjacent and contiguous with the existing Kendall-Frost Northern Wildlife Preserve. The most costly of Priority 2 projects, development of a wetland at this location is recommended under the Mission Bay Park Master Plan.¹⁵ It is contingent on vacation of the Campland-on-the-Bay

¹⁵ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 56, Recommendation #26, which states, "Campland on the Bay in its current location is incompatible with the environmental objectives for the Park. Accordingly, this facility could be relocated to De Anza Cove, as part of the SSA's guest housing program." Page 91, Recommendation #68 states, "Given their potential treatment value, new wetland areas should be placed where they can optimally perform a pollution filtration function: the outfalls of Rose and Tecolote Creeks, and other significant storm sewer outfalls, which is where the "first-flush" of pollutants would most likely enter the Bay. Because Rose Creek drains the largest portion of the Park's watershed, most of the new wetland should be placed in the vicinity of its outfall. This location offers several additional major benefits: (1) Places new wetlands in contiguity with the Northern Wildlife Preserve, which magnifies the combined waterfowl habitat value. (2) Integrates proposed and existing upland and wetland habitats, enhancing their respective ecologies. (3) Establishes integrated and distinctive 'natural' recreation areas in the Park serving hikers, walkers, bird watchers, rowers and canoeists."

property, whose lease expires in November 2020. On April 4, 2017, per Resolution R-311006, the City Council authorized a new Campland-on-the-Bay lease.¹⁶

Passage of Measure J authorizes the City Council, by ordinance, to incorporate the portion of the Campland-on-the-Bay leasehold currently located outside of Mission Bay Park into Mission Bay Park and the Mission Bay Park Improvement Zone. Once part of the Improvement Zone, Improvement Funds may be spent to convert the entire Campland-on-the-Bay property into wetlands. Staff does not recommend the City Council take action to incorporate this parcel into Mission Bay Park until the completion of the DeAnza Special Study Area and master planning effort and design and construction of wetlands on this site begin.

2-2. North Fiesta Island Wetland

North Fiesta Island is proposed as a controlled habitat area with a new, approximately 15-acre wetland as a buffer to the proposed preserve in the south of Fiesta Island. The wetland is part of the Fiesta Island plan previously approved by the Mission Bay Park Committee and is intended to be incorporated by amendment into the Mission Bay Park Master Plan update for Fiesta Island that is currently underway. The approval process for this master plan amendment is expected to take approximately two (2) years, with completion anticipated in 2019. Wetland improvements would occur after park master plan amendment approval and the subsequent design.

2-3. Tecolote Creek Wetland

Tecolote Creek wetland is an approximately 12-acre wetland proposed in the existing Mission Bay Park Master Plan¹⁷ and further refined in the pending Mission Bay Park Master Plan amendment associated with planning for Fiesta Island. It is contiguous with the causeway to Fiesta Island and would incorporate the proposed one-way tidal culverts beneath the causeway. In 2002-03, a series of technical studies and engineering drawings were prepared for this project. At that time, the City Council declined to fund construction due to perceived high costs of maintenance for the porous weir structure. Re-examination of the design is

¹⁶ For details on the Campland-on-the-Bay lease, refer to the City Council docket of April 4, 2017. Item 102 contains a copy of the staff report and lease agreement at:
<http://dockets.sandiego.gov/sirepub/pubmtgframe.aspx?meetid=3426&doctype=Agenda>.

¹⁷ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 91, Recommendation #68, which states, "Wetland Location: Given their potential treatment value, new wetland areas should be placed where they can optimally perform a pollution filtration function: the outfalls of Rose and Tecolote Creeks, and other significant storm sewer outfalls, which is where the 'first-flush' of pollutants would most likely enter the Bay."

recommended with the goal of an acceptable design that accommodates a nearby proposal to construct one-way tidal culverts beneath the Fiesta Island causeway.

2-4. Tidal Culverts at Fiesta Island Causeway

The previously mentioned one-way tidal culverts beneath the Fiesta Island causeway are discussed in the current Mission Bay Park Master Plan¹⁸ and formally proposed as a water quality feature of the pending Mission Bay Park Master Plan amendment associated with planning for Fiesta Island. The function of the culverts is to take advantage of the time lag between tides on either side of the causeway to provide one-way “pulses” of clean water from the south side of the causeway to the north side of the causeway. The water quality impaired North Pacific Passage would benefit from the combination of twice-daily pulses of cleaner water from the south with the beneficial biological action of the adjacent wetland. This project is also dependent on the pending park master plan amendment for Fiesta Island. Since these culverts discharge directly into the south end of North Pacific Passage where the Tecolote Creek wetland will be located, design and construction of this element is proposed to be conducted together with the creation of the Tecolote Creek wetland. It is also recommended that a comprehensive water circulation and tidal analysis be conducted as part of the Programmatic EIR to confirm or refine these circulation concepts.

2-5. Cudahy Creek Wetland

The existing Mission Bay Park Master Plan proposes a small, approximately five-acre marsh at the outfall of two large storm drain culverts near Cudahy Creek just south of the Visitor’s Information Center and north of Leisure Lagoon.¹⁹ In February 2003, a technical memorandum was submitted to the City regarding the proposed marsh, which concluded the water treatment marsh was infeasible due to the low pipe elevations of the storm drains discharging into Mission Bay at this location. Construction of a marsh as proposed would lead to blockage of the pipes and potential flooding upstream on the east side of Interstate 5. From a water quality standpoint, the study noted that the large culverts were already connected to the Mission Bay Sewer Interceptor System, which is a low-flow storm water diversion

¹⁸ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 90, Recommendation #64, which states, “Tidal Gates: Poor flushing of the Bay waters exacerbates the problem of deteriorating water quality by holding contaminants in concentrated areas. In an effort to mechanically assist tidal flushing in Pacific Passage, Clive Dorman, Ph.D., of San Diego State University, has proposed a system of tide-activated gates. Containing a series of ‘flapper valves,’ the gates would force the tides in a counter-clockwise motion around Fiesta Island, diluting pollutants in the process. The gates would be placed at the south and north ends of Pacific Passage (under a bridge to Fiesta Island on the south, and between Fiesta Island and De Anza Cove on the north).”

¹⁹ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 93, Recommendation #68, which states, “[T]he following wetland areas are proposed: ... Pacific Passage, south of the Visitor Center/(Cudahy Creek): 5+/- acres.”

system designed to prevent nuisance low water flows from reaching the waters of Mission Bay. The low flow system diverts these dry weather flows to the municipal sewer system for treatment at the Point Loma Treatment Plant. In lieu of a water treatment marsh, however, a wetland marsh could be constructed allowing the storm drain outlets to bypass the wetland areas. Conceptual design of such a configuration has not been evaluated and would require a consultant study to demonstrate feasibility and propose a workable configuration.

2-6. Wetlands within the DeAnza Special Study Area

Additional wetland and water quality improvements may derive from ongoing planning for the DeAnza Special Study Area. The consultant has identified conceptual alternatives and anticipates completion of the Master Plan Amendment in Fiscal Year 2019.

The following table identifies proposed allocations of Improvement Fund revenue and schedule for Priority 2 projects (see also Attachment 2).

Table 5: Proposed Allocation of Improvement Funds to Priority 2 Projects

Project	Fiscal Year of Allocation of Funding to Capital Project			
	FY 2018-2019	FY 2020-2022	FY 2023-2027	TOTAL
2-1. Rose Creek Wetlands (Campland-on-the-Bay)	\$0	\$550,000	\$14,950,000	\$15,500,000
2-2. North Fiesta Island Wetlands	\$750,000	\$2,500,000	\$1,500,000	\$4,750,000
2-3. Tecolote Creek Wetlands and 2-4. Fiesta Island Culvert	\$750,000	\$2,250,000	\$3,750,000	\$6,750,000
2-5. Cudahy Creek Wetlands (near Visitor's Information Center)	\$500,000	\$1,000,000	\$0	\$1,500,000
2-6. Wetlands at DeAnza Special Study Area	\$0	\$0	\$0	\$0
Total Priority 2 Projects	\$2,000,000	\$6,300,000	\$20,200,000	\$28,500,000

The Ten-Year Plan proposes to move forward on initial studies and design of the Tecolote Creek wetland, the Fiesta Island causeway tidal culverts, and the wetland near the Visitor's Information Center because these projects would not be impacted by ongoing planning efforts associated with Fiesta Island and the DeAnza Special Study Area. The Rose Creek Wetlands project may connect with the DeAnza Special Study Area, and design is not planned to begin until the planning study is completed in Fiscal Year 2019.

Priority 3: Restoration of Shoreline Treatments

The third priority listed in Charter Section 55.2(c)(1) is restoration of shoreline treatments within the Improvement Zone including restoration of beach sand and stabilization of erosion control features.

Staff have identified the following potential shoreline treatment needs that are subject to revision as part of the Programmatic EIR effort:

- **Mission Point:** Portions of the San Diego River channel north levee have been impacted by storm-related erosion and king tides. The U.S. Army Corps of Engineers surveyed the north levee in April 2016 and did not identify any current structural deficiencies. The U.S. Army Corps agreed to add this location to its annual survey.
- **Bahia Point:** The beach located on the western side of Bahia Point has experienced a loss of sand. The operator of the Bahia Hotel recognizes this and has requested a study to restore beach sand at this location.
- **De Anza Point:** The southern shore has experienced ongoing erosion to its rip-rap apron.
- **Vacation Island:** The southwest quadrant of Vacation Island has suffered localized shoreline erosion from wave energy propagated from Mission Bay Channel. The rock revetment protecting the island has been damaged and park improvements have deteriorated.
- **Crown Point:** The southwest end of Crown Point adjacent to Fisherman's Channel has experienced erosion.

Staff proposes to initiate a comprehensive study to fully analyze areas within the Improvement Zone, including those listed above that require shoreline stabilization and/or restoration. As such, this Ten-Year Plan initiates this project as part of the Programmatic EIR and proposes a \$750,000 allocation in Fiscal Year 2018 for further evaluation and scoping. Design and construction would be scheduled and funded starting in Fiscal Year 2020, assuming the study would require some level of permitting and design beyond that provided in the Programmatic EIR. Such a study should also include project-specific cost estimates and phasing proposals.

Table 6: Proposed Allocation of Improvement Funds to Priority 3 Projects

Project	Fiscal Year of Allocation of Funding to Capital Project			TOTAL
	FY 2018-2019	FY 2020-2022	FY 2023-2027	
3-1. Comprehensive Study	\$750,000	\$0	\$0	\$750,000
3-2. Improvement Project(s) Resulting from Study (To Be Determined)	\$0	\$1,000,000	\$1,000,000	\$2,000,000
Total Priority 3 Projects	\$750,000	\$1,000,000	\$1,000,000	\$2,750,000

Priority 4: Expansion of Endangered or Threatened Species Preserves and Habitats

The fourth priority addresses expansion of endangered or threatened species preserves and upland habitats on North Fiesta Island and along the levee of the San Diego River floodway. The pending Mission Bay Park Master Plan Amendment for Fiesta Island shows specific areas of the island indicated as "Habitat Preserve."

These include the existing fenced Least Tern Preserves at Stoney Point on the southwest tip of Fiesta Island and the large semicircular area at the most northerly end of Fiesta Island. In addition, new upland habitat areas are proposed in the area south of the existing sand management area and in the mid-part of Fiesta Island in the area of the new proposed sand management area and youth campground. The total acreage proposed for these habitats on Fiesta Island is approximately 89 acres.

The current Mission Bay Park Master Plan also identifies various discontinuous areas in the vicinity of Sea World Drive and the San Diego River floodway labeled either Upland Preserve or Coastal Landscape, totaling approximately 32 acres that may be included as Priority 4 projects.²⁰ Further refinement of the precise scope of work for these areas is needed to arrive at a focused project description and cost estimate. This refinement would also include development of cost estimates and regulatory agency requirements.

The Ten-Year Plan proposes a \$500,000 allocation in Fiscal Year 2018 for consultant evaluation and project scoping. Design and construction are anticipated to be scheduled and funded for Fiscal Year 2020 depending on the outcome of various studies.

Table 7: Proposed Allocation of Improvement Funds to Priority 4 Projects

Projects	Fiscal Year of Allocation of Funding to Capital Project		
	FY 2018	FY 2019-2027	TOTAL
4.1 Comprehensive Study	\$500,000	\$0	\$500,000
4-2. Improvement Project(s) Resulting from Study (To Be Determined)	\$0	\$1,000,000	\$1,000,000
Total Priority 4 Projects	\$500,000	\$1,000,000	\$1,500,000

Priority 5: Deferred Maintenance Projects

The fifth priority includes deferred maintenance projects that are also capital improvements within the Mission Bay Park Improvement Zone, as recommended by the Oversight Committee and approved by City Council. For purposes of Charter Section 55.2 and use of Improvement Funds, “capital improvements” are defined as “physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or

²⁰ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 98, Recommendation #72, which states, “This Plan proposes that [the California least tern nesting sites at] Stony Point in Fiesta Island and the Cloverleaf site at the intersection of Sea World Drive and Ingraham Street be abandoned and replaced at other locations. Stony Point, which was a historic breeding area, is proposed to be abandoned to permit the full utilization of the Island's southern peninsula for regional recreation purposes. [The Natural Resource Management Plan] recommended that the Cloverleaf site be released from a nesting site and be returned for park use, because it is surrounded by high traffic roads, is less than an acre in size, and is difficult to maintain and monitor. Proposed replacement sites include North Fiesta Island and area along the levee of the San Diego River floodway, west of Ingraham Street. The abandonment of Stony Point should be effected when Least Terns are confirmed to be breeding in a suitable replacement site.”

which constitutes an environmental improvement of a natural asset.” The Programmatic EIR may benefit priority #5 along with the other priorities.

Suggested projects listed in Charter Section 55.2(c)(1)(E) include:

- 1) Completion of bicycle and pedestrian paths and bridges
- 2) Installation of sustainable lighting
- 3) Installation of signage and landscaping at points of entry
- 4) Repair, resurfacing, and restriping of parking lots
- 5) Reconstruction of playgrounds
- 6) Reconstruction of comfort stations
- 7) Restoration of seawall and bulkhead on Oceanfront Walk

5-1. Bicycle and Pedestrian Paths and Bridges

Bicycle and pedestrian paths can be identified as elements of the complete perimeter walkway that is a goal of the Mission Bay Park Master Plan.²¹

- a. **Missing Segments:** Certain segments of the Mission Bay loop include pathways adjacent to the existing and future expanded Northern Wildlife Preserve and in the area of the DeAnza peninsula. These together are estimated at approximately 4,500 linear feet. Design and construction of these gap segments will wait until completion of the DeAnza Special Study.
- b. **San Diego River Trail Improvements (Estuary Trail Enhancement Plan):** The San Diego River Foundation has commissioned a study of options for improving the south levee trail and pathway, including new segregated bicycle and pedestrian paths. Staff recommends utilizing Improvement Funds to design the Estuary Trail Enhancement Plan at a cost of \$500,000 in Fiscal Year 2018.
- c. **North Ocean Beach Gateway Connection:** The North Ocean Beach Gateway is City-owned property located adjacent to Mission Bay Park. In accordance with the procedure set forth in Council Policy 700-17, on June 22, 2017, the Robb Field Recreation Council recommended that the City Council dedicate the North Ocean Beach Gateway, in perpetuity, for park and recreation purposes and further requested that the North Ocean Beach Gateway be incorporated, by City Council ordinance, into Mission Bay Park, as defined in Charter Section 55.2. In the event the City Council elects to incorporate the North

²¹ Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 14, which states, “The completion of the bicycle/pedestrian path is proposed, allowing users to circle the Park uninterrupted. This will require the construction of a bridge over Rose Creek, an overpass at SeaWorld’s entrance roadway, and a raised path or boardwalk under Ingraham Street connecting Sail Bay with Crown Point Shores. In addition, over 5 miles of waterfront pathways are proposed in Fiesta Island. To enhance the use of the paths, separate but adjoining courses for pedestrians and bicyclists/skaters are proposed. It is recommended that existing paths be retrofitted to the new standards to the extent possible.”

Ocean Beach Gateway into Mission Bay Park in accordance with Charter Section 55.2, staff recommends utilizing Improvement Funds to complete the pathway connection from North Ocean Beach Gateway to Robb Field at a cost of approximately \$500,000 starting in Fiscal Year 2018. The allocation of Improvement Funds to this project is contingent on adoption of an ordinance dedicating the North Ocean Beach Gateway as parkland pursuant to Charter section 55 and incorporating the park into the definition of Mission Bay Park in Charter section 55.2.

5-2. Sustainable Lighting

Sustainable lighting is recommended for evening and night use, but locations are not specifically identified in the Mission Bay Park Master Plan.²² Therefore, a study of suitable locations and costs will be required prior to final design and construction. This study would identify where to convert lights to energy-saving technology, where to replace lights to improve illumination, and where to install new lighting.

- a. **Energy-Saving Technology:** The Environmental Services Department has actively converted street lights and other City-owned lighting to low-energy using devices including light-emitting diode (LED) technology. The Environmental Services Department will likely convert additional lighting fixtures to LED within Mission Bay Park during the Ten-Year Plan utilizing a variety of funding sources, one of which may be the Improvement Fund if approved by the City Council.
- b. **Replacement Lighting:** Conversion and relocation of lighting may be necessary to maximize public safety and utility for a variety of existing facilities, such as parking lots, pathways, basketball courts, playgrounds, and buildings.
- c. **New Lighting:** In conjunction with the proposed new pathways described under section 5-1, the sustainable lighting study may identify nearby locations for new lighting. For example, lighting at outdoor basketball courts in Mission Bay Park could be upgraded to include new lighting that not only saves energy but also provides illumination appropriate for recreational basketball in the evening.

Additionally, the sustainable lighting study will investigate areas of Mission Bay Park that are currently dark and evaluate whether to install additional lighting for

²² Reference Mission Bay Park Master Plan (<https://www.sandiego.gov/planning/programs/parkplanning/mbpark>) page 60, Recommendation #33, which states, "Lighting: The Park's main pathways, parkland parking, and group picnic areas should have night lighting to encourage evening use of the Park."

these areas without negatively affecting natural habitat and environmentally sensitive lands.

The Fiscal Year 2018 allocation of funding proposes \$300,000 to initiate a sustainable lighting study for Mission Bay Park.

5-3. Monument Signage and Landscaping

Signage (monument and wayfinding) and associated landscaping will need further study as the existing signage theme for Mission Bay Park is several decades old and needs a comprehensive review and updating. The Fiscal Year 2018 allocation of funding proposes \$300,000 to initiate a monument and entryway study for Mission Bay Park.

5-4. Parking Lots

Although parking lot repair and resurfacing have been underway in Mission Bay Park, several areas still require repair and resurfacing. Staff believes that the majority of existing parking in Mission Bay Park will need some level of repair (i.e., slurry sealing) and/or resurfacing with corresponding accessibility improvements. The current public parking lots in Mission Bay Park that are not within commercial leaseholds are estimated at approximately 3.8 million square feet. Public parking lot locations include:

- Bahia
- Bonita Cove East
- Bonita Cove West
- Crown Point Middle
- Crown Point North
- Crown Point South
- Dana Landing
- DeAnza North
- DeAnza South
- El Carmel
- Fanuel Street
- Hospitality
- Mission Point
- North Cove
- Old Sea World Drive
- Playa I
- Playa II
- Playa III
- Quivira Basin
- Rose Marie Starns/South Shores
- Santa Clara
- Ski Beach North
- Ski Beach South
- Sunset
- Tecolote North
- Vacation East
- Vacation Isle West
- Youth Camp
- Ventura

The Fiscal Year 2018 allocation of funding proposes \$2.5 million to initiate parking lot reconstruction work at the following locations: Crown Point North, DeAnza North, DeAnza South, Dog Beach, North Cove, Old Sea World Drive, and Santa Clara. Staff selected these locations based on parking lot condition, age, and proximity to proposed playground and comfort station improvements.

5-5. Playgrounds

Mission Bay Park is home to 14 playgrounds. Staff has assessed the condition of these playgrounds, and recommends replacement of all existing playground equipment. The 14 playgrounds are at the following locations:

- Bonita Cove East
- Bonita Cove West
- Crown Point
- DeAnza North
- DeAnza South
- Fanuel Street
- Mission Bay Athletic Area
(Bob McEvoy Fields)
- Mission Point
- Playa II
- Robb Field
- Santa Clara
- Ski Beach
- Tecolote North
- Tecolote South

The Fiscal Year 2018 allocation of funding proposes \$2.5 million to initiate playground reconstruction work at the following locations: Bonita Cove West, Crown Point, Santa Clara, Tecolote North, and Tecolote South. Staff selected these locations based on playground condition, age, and proximity to proposed parking lot and comfort station improvements.

5-6. Comfort Stations

There are 31 comfort stations throughout Mission Bay Park, some of which are more than 50 years old. Most of these comfort stations are in various stages of obsolescence or disrepair. For the purpose of this Ten-Year Plan, staff estimates that up to 10 full replacements could be necessary from the 31 comfort stations on the following list:

- Bahia
- Bonita Cove East
- Bonita Cove West
- Crown Point North
- Crown Point South
- Dana Landing
- De Anza North
- De Anza South
- El Carmel
- Fanuel Street
- Fiesta Island
- Hospitality
- Mission Bay Athletic Area
(Bob McEvoy Fields)
- Mission Point
- North Cove
- Playa I
- Playa II
- Playa III
- Robb Field (Bacon Street)
- Robb Field (Skate Park)
- Santa Clara
- Ski Beach Middle
- Ski Beach North
- Ski Beach South
- South Shores
- Sunset Point
- Tecolote North

- Tecolote South
- Vacation Isle East
- Vacation Isle West
- Ventura

The Fiscal Year 2018 allocation of funding proposes \$2.5 million to initiate comfort station reconstruction work at the following locations: Bonita Cove West, El Carmel, Mission Bay Athletic Area (Bob McEvoy Fields), North Cove, Santa Clara, Tecolote North, Tecolote South, and Ventura. Staff selected these locations based on comfort station condition, age, and proximity to proposed parking lot and playground improvements.

5-7. Oceanfront Walk Seawall and Bulkhead

The final identified deferred maintenance priority project is to restore the seawall and bulkhead located along Oceanfront Walk within the Improvement Zone, generally between the South Mission Beach Jetty and Crystal Pier. Restoration of the seawall and bulkhead is a multi-year effort due to several constraints, including a summer construction moratorium in Mission Beach between Memorial Day and Labor Day. Additionally, it is impractical to replace all sections of the bulkhead at one time, as all beach access would be impeded and multiple residential areas would be impacted simultaneously. To minimize disruptions to the community and visitors and prevent construction overload in Mission Beach, the bulkhead must be replaced in incremental portions over the span of several years.

Preliminary measurements indicate as much as 10,500 linear feet of seawall and bulkhead may be included in this priority project. Using the recent construction bid on the bulkhead in front of Belmont Park, staff estimates construction cost of \$2,500 per linear foot and a total estimate of at least \$30 million, including design, project management, and permitting. This estimate assumes total replacement of those parts of the seawall not previously repaired either in 1998 as referenced in the Charter or with the recently completed project at Belmont Park. Consultant studies and/or additional research is required to confirm or modify this assumption.

The entire restoration of the seawall and bulkhead cannot be funded within the term of the Ten-Year Plan, but a substantial portion could begin if Mission Bay Park Lease Revenue continues at the same pace as the past several years. Therefore, the Ten-Year Plan proposes to allocate resources on a steady basis throughout the Ten-Year Plan.

Design for this project is proposed to begin in Fiscal Year 2018 with an initial allocation of \$1.5 million to fund an initial segment of bulkhead to be identified. Construction is anticipated being phased over multiple fiscal years starting in Fiscal Year 2021.

5-8. Other Deferred Maintenance

In addition to the identified deferred maintenance, staff recommends the following additional projects in future fiscal years:

- a. **Site furnishings** such as picnic tables, benches, kiosks and shade structures, BBQ's, hot coal bins, par course exercise equipment, etc. would also qualify under this priority. The Fiscal Year 2018 allocation of funding proposes \$500,000 to initiate upgrade and replacement of the adult fitness course on the east shore of Mission Bay.
- b. **Santa Clara Recreation Center Renovation** is a top priority for the community and has deficiencies as noted in the recently completed condition assessment for the existing building. Funding in the amount of \$500,000 is proposed for design in Fiscal Year 2026 with an additional \$1.5 million allocated in Fiscal Year 2027 to go towards construction. Design efforts will determine a more formal construction cost estimate for this facility.
- c. **Robb Field Recreation Center and Howard Hall** have upgrade needs identified in recently completed condition assessments; however, design work is not scheduled within the current Ten-Year Plan.

Allocations for deferred maintenance projects such as those described above are proposed for Fiscal Year 2018 as shown in Attachment 2. Cost estimates are subject to change based on site conditions, design, and community input for upgraded facilities. Staff will present changes in cost as needed to the Oversight Committee and City Council in future updates to the Ten-Year Plan.

Table 8: Proposed Allocation of Mission Bay Lease Revenues to Priority 5 Projects

Project	Fiscal Year of Allocation of Funding to Capital Project					
	FY 2018	FY 2019	FY 2020	FY 2021- 2022	FY 2023-2027	TOTAL
5.1(a) Missing Bicycle and Pedestrian Paths	\$0	\$0	\$0	\$500,000	\$3,000,000	\$3,500,000
5.1(b) San Diego River Trail Improvements	\$500,000	\$0	\$500,000	\$0	\$0	\$1,000,000
5.1(c) North Ocean Beach Gateway Path	\$500,000 ²³	\$0	\$0	\$0	\$0	\$500,000
5.2 Sustainable Lighting	\$300,000	\$0	\$1,000,000	\$0	\$0	\$1,300,000
5.3 Monument Signage and Landscaping	\$300,000	\$1,500,000	\$0	\$0	\$0	\$1,800,000

²³ If the City Council approves dedication of North Ocean Beach Gateway and its incorporation into Mission Bay Park in accordance with Charter Section 55.2, staff will return to the City Council to request an allocation of \$500,000 toward this project under a separate action.

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Project	Fiscal Year of Allocation of Funding to Capital Project					TOTAL
	FY 2018	FY 2019	FY 2020	FY 2021- 2022	FY 2023-2027	
5.4 Parking Lot Repair/Resurfacing	\$2,500,000	\$0	\$500,000	\$2,000,000	\$250,000	\$5,250,000
5.5 Playgrounds	\$2,500,000	\$4,500,000	\$0	\$1,500,000	\$3,000,000	\$11,500,000
5.6 Comfort Station Restrooms	\$2,500,000	\$4,500,000	\$0	\$0	\$2,000,000	\$9,000,000
5.7 Oceanfront Walk Seawall and Bulkhead (10,500 linear feet)	\$1,500,000	\$0	\$0	\$6,000,000	\$20,000,000	\$27,500,000
5.8(a) Site Furnishings	\$0	\$0	\$0	\$0	\$0	\$0
5.8(a) Adult Fitness Course - East Shore	\$500,000	\$0	\$1,500,000	\$0	\$0	\$2,000,000
5.8(b) Santa Clara Recreation Center	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
5.8(c) Robb Field Recreation Center	\$0	\$0	\$0	\$0	\$0	\$0
5.8(d) Howard Hall at Robb Field	\$0	\$0	\$0	\$0	\$0	\$0
Total Priority 5 Projects	\$11,100,000	\$10,500,000	\$3,500,000	\$10,000,000	\$30,250,000	\$65,350,000

Conclusion

Allocation of funds from the Mission Bay Park Improvement Fund is controlled by Charter Section 55.2, which was amended on November 8, 2016, by Measure J. The Charter identifies a list of priority improvement projects for the Improvement Zone, which must be funded and proceed to completion in order unless concurrent projects are authorized by the City Council and City Council makes findings that completion of a greater priority project will not be precluded by expending funds on a lesser priority project. The nature of the top three priority projects require significant environmental studies and permits prior to construction. Completing the designs and securing the necessary permits will take two to three years for each project or sub-project in Priorities 1, 2 and 3. Additionally, since the Improvement Fund will continue to receive annual revenues from Mission Bay Park, as shown in Tables 1 and 2, staff believes the completion of the Priority 1-3 projects will not be precluded by the City undertaking projects in Priorities 4 and 5.

To address the long project timelines for the top three priority projects and to properly manage the funds being deposited into the Improvement Fund, the Park and Recreation Department developed this Ten-Year Plan in order to meet the requirements of the Charter while keeping the top priority projects moving forward. Staff also recommends pursuing a Programmatic EIR in order to consider the cumulative impacts of all priorities concurrently, including the need for mitigation.

Summary of Priority Projects

Priority 1 is to dredge portions of Mission Bay. The project is fully funded. Depending on the type of environmental document required and potential for cumulative impacts, construction may begin as early as 2017.

Priority 2 is to expand wetlands and improve water quality as identified in the Mission Bay Park Master Plan. Some of the wetland areas identified in the Mission Bay Park Master Plan occur on Fiesta Island and within the Campland-on-the-Bay leasehold. Both projects must be deferred until the amendments to the Mission Bay Park Master Plan is complete as related to Fiesta Island and the DeAnza Special Study Area. This planning effort will more precisely identify the wetland areas. However, other wetlands projects at Tecolote Creek and Cudahy Creek near the Visitor's Information Center could be initiated sooner. The Ten-Year Plan identifies funding for the Tecolote Creek and Cudahy Creek wetlands immediately and proposes future funding for the wetland development at Fiesta Island and Campland-on-the-Bay.

Priority 3 is restoration of shoreline treatments within the Improvement Zone. The Ten-Year Plan identifies several locations for shoreline improvements. Initial funding in Fiscal Year 2018 will initiate a study to help determine what the scope of work should be and what the approximate costs may be.

Priority 4 is expansion of endangered and threatened species preserves at Fiesta Island and the San Diego River. Additional project scoping is necessary to arrive at focused projects. Improvement Funds allocated in the Ten-Year Plan will allow for permitting, designing, and constructing each of the preserve locations.

Priority 5 is deferred maintenance of capital improvements within the Mission Bay Park Improvement Zone and involves several major sub-projects: bicycle and pedestrian paths, sustainable lighting, signage and landscaping, parking lot repairs and resurfacing, playgrounds, comfort stations, and the seawall and bulkhead. Each of these sub-projects are allocated Improvement Funds in the Ten-Year Plan for design and construction. This priority category also could address other deferred maintenance items, such as renovation of the Santa Clara Recreation Center in Mission Beach and renovation of the Robb Field Recreation Center and Howard Hall in Ocean Beach.

In addition to the quarterly reports provided to the Oversight Committee as established in Charter Section 55.2(e), staff will return to the Oversight Committee and City Council, as needed, to review and approve changes to this Ten-Year Plan or additional allocations of Mission Bay Park Improvement Funds to ensure that adequate funding is available for implementation of Priority 1-3 projects and that

scoping and studies on Priority 4 and 5 projects will not prevent or delay construction of Priority 1-3 projects.

Requested Actions

Staff recommends the City Council approve the actions listed on Page 1 of this Report, as recommended by the Oversight Committee. If approved by City Council, the resolutions would implement the allocation strategy for the Improvement Fund in the Ten-Year Plan and make the necessary findings to allow multiple projects identified in Charter Section 55.2 to proceed concurrently, including the implementation of a Programmatic EIR.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal 2: Work in partnership with all of our communities to achieve safe and livable neighborhoods

Objective 3. Invest in infrastructure

Goal 3: Create and sustain a resilient and economically prosperous City

Objective 1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability

FISCAL CONSIDERATIONS:

Attachment 2 shows the funding recommendations for each priority project identified in the Ten-Year Plan and the fiscal year in which funding is anticipated to be added to the project. The total proposed allocation to sublet projects under AGF00004, Mission Bay Park Improvements, is \$15.35 million, all of which is currently within the fund balance of Mission Bay Park Improvements Fund No. 200386. Due to the nature of the top three priority projects and the environmental studies and permits that will most likely be required, this Ten-Year Plan will be updated as necessary to provide flexibility to meet changing project needs.

EQUAL OPPORTUNITY CONTRACTING INFORMATION:

This agreement is subject to the City's Equal Employment Opportunity Outreach Program (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

ENVIRONMENTAL CONSIDERATIONS:

This activity is not a "project" and is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 21065 of the statutes, which defines "project" as an activity which may cause either a direct

physical change in the environment or a reasonable indirect foreseeable physical change in the environment.

PREVIOUS COUNCIL and/or COMMITTEE ACTIONS:

Annually since passage of Proposition C, the Office of the City Auditor has prepared audit reports for the Mission Bay Park Improvement Fund and Regional Park Improvement Fund. The Office of the City Auditor presents these reports annually to the Audit Committee. The most recent audit from Fiscal Year 2015 is available at https://www.sandiego.gov/sites/default/files/16-018_mission_bay_regional_parks_improvement_funds_o.pdf.

COMMUNITY PARTICIPATION AND OUTREACH EFFORTS:

In addition to presentations to the Mission Bay Park Improvement Fund Oversight Committee, staff presented Measure J and amendments to San Diego Charter Section 55.2 to the Balboa Park Committee, Pacific Beach Town Council, and Regional Park Improvement Fund Oversight Committee.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Through this proposed ten-year plan, residents, visitors, and lessees will enjoy significant capital improvements to Mission Bay Park. Environmental advocates and regulatory agencies will see several major environmental initiatives, such as wetland restoration, water quality improvements, and upland habitat restoration. Regulatory agencies will provide input to the various projects via the Programmatic Environmental Impact Report process.

Respectfully Submitted,



Andrew Field
Assistant Director
Park and Recreation Department

Attachments:

1. City Charter Section 55.2
2. Proposed Ten-Year Funding Recommendations for Mission Bay Park Improvement Fund
3. Fiscal Year 2013 through 2016 Year-End Receipt of Mission Bay Park Lease Revenues Report

ATTACHMENT 1

CITY CHARTER SECTION 55.2

Section 55.2: Mission Bay Park and Regional Parks Improvement Funds

- (a) For the purpose of this Section, the following definitions shall apply and the words shall appear in italics:
- (1) *Capital Improvement* means physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental improvement of a natural asset.
 - (2) *Mission Bay Baseline Chart* shall be defined as the Mission Bay dredging plans on file with the City Clerk as Document No. OO-19776. It shall serve as the baseline for depths for navigable waters within Mission Bay. Depths may be increased or decreased for specific areas within Mission Bay only if, after review of these areas by the San Diego Fire Department or the *Mission Bay Park Improvement Fund Oversight Committee*, it is found that either the original depth no longer supports or ensures safe navigation, is inconsistent with the *Mission Bay Park Master Plan*, or needs to be modified in order to create sustainable shorelines. Any changes must be adopted by ordinance of the City Council and shall act as amendments to the original dredging plans.
 - (3) *Mission Bay Park* means the area described in the Mission Bay Park Record of Survey 16891, filed on February 28, 2001, in the Office of the County Recorder as File No. 2001-0113422, and any City-owned property heretofore or hereafter dedicated for park purposes that is contiguous to *Mission Bay Park* and has been determined by ordinance of the City Council to be part of *Mission Bay Park* for purposes of this Charter section 55.2.
 - (4) *Mission Bay Park Improvement Zone* means those areas encompassed within the boundaries of *Mission Bay Park*, Oceanfront Walk from the Mission Bay jetty to Crystal Pier and the adjoining seawall, coastal parks and ocean beaches contiguous thereto, Rose Creek from its terminus in Mission Bay to the southern end of the Santa Fe Road flood control channel, Tecolote Creek from its terminus in Mission Bay to the western end of the Tecolote Creek flood control channel and the San Diego River as it passes through the boundaries of *Mission Bay Park* as described herein. The boundaries of the San Diego River, Rose Creek and Tecolote Creek shall be the width of those waterways to the nearest property line.

- (5) *Mission Bay Park Improvement Fund* means a separate interest bearing monetary fund maintained by the City of San Diego to receive and spend the *Mission Bay Park Lease Revenues* identified herein for the benefit of the *Mission Bay Park Improvement Zone*.
- (6) *Mission Bay Park Improvement Fund Oversight Committee* means the committee determined by ordinance of the City Council to carry out the oversight responsibilities described herein.
- (7) *Mission Bay Park Lease Revenues* means all revenues collected by the City of San Diego from commercial and non-profit sources within *Mission Bay Park*, including but not limited to all monetary consideration received under leases of city owned property within *Mission Bay Park*, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within *Mission Bay Park*. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.
- (8) *Mission Bay Park Master Plan* means the Master Plan adopted by the City Council for Mission Bay Park in 1994, the Natural Resources Management Plan, and any amendments or updates that are subsequently adopted by the City Council or any such similar replacement plan that may be subsequently adopted by the City Council. For purposes of this Section, the definition shall also include adopted plans for areas located within the *Mission Bay Park Improvement Zone*.
- (9) *San Diego Regional Parks* means those parks that serve regional residents and/or visitor populations as determined by ordinance of the City Council. *San Diego Regional Parks* shall initially include Chollas Lake Park, Balboa Park, Mission Trails Regional Park, Otay River Valley Park, Presidio Park, San Diego River Park, open space parks, and coastal beaches along with coastal parks contiguous thereto. For the purposes of this Section, this definition shall specifically exclude the *Mission Bay Park Improvement Zone*.
- (10) *San Diego Regional Parks Improvement Fund* means a separate interest bearing monetary fund maintained by the City of San Diego to receive and spend the *Mission Bay Park Lease Revenues* identified herein for the benefit of the *San Diego Regional Parks*.

- (11) *San Diego Regional Parks Improvement Fund Oversight Committee* means the committee determined by ordinance of the City Council to carry out the oversight responsibilities described herein.
- (b) Subject to the City of San Diego's State law obligations as a trustee of tidelands within *Mission Bay Park*, *Mission Bay Park Lease Revenues* up to the threshold amount in each fiscal year shall be deposited into the San Diego General Fund and may be used for any municipal purpose, including but not limited to, police, fire, streets, sewers, water delivery, roads, bridges, and operation of parks. All *Mission Bay Park Lease Revenues* in excess of the threshold amount shall be allocated in the City of San Diego budget to two distinct funds. Thirty-five percent (35%) of the *Mission Bay Park Lease Revenues* in excess of the threshold amount, or three million five hundred thousand dollars (\$3,500,000) whichever is greater, shall be allocated to the *San Diego Regional Parks Improvement Fund* that solely benefits the *San Diego Regional Parks* and sixty-five percent (65%) of the *Mission Bay Park Lease Revenues* over the threshold amount, or the remainder of those revenues if less than 65% is available after the allocation to the *San Diego Regional Parks Improvement Fund*, shall be allocated to the *Mission Bay Park Improvement Fund* that solely benefits the *Mission Bay Park Improvement Zone*. The threshold amount shall be \$23 million beginning fiscal year 2010 and ending fiscal year 2014. The threshold amount shall be \$20 million beginning fiscal year 2015 and shall remain \$20 million thereafter.
- (c) Funds in the *Mission Bay Park Improvement Fund* may be expended only in the *Mission Bay Park Improvement Zone*, to restore wetlands, wildlife habitat, and other environmental assets within the *Mission Bay Park Improvement Zone*; to preserve the beneficial uses of the *Mission Bay Park Improvement Zone* including, but not limited to, water quality, boating, swimming, fishing, and picnicking by maintaining navigable waters and eliminating navigational hazards; to restore embankments and other erosion control features; and to improve the conditions of the *Mission Bay Park Improvement Zone* for the benefit and enjoyment of residents and visitors, consistent with the *Mission Bay Park Master Plan*.
- (1) To achieve these goals, all of the following identified priorities are intended to be authorized, have a funding plan adopted by City Council, and proceed to completion in the order provided below, subject to section (c)(2) below authorizing projects to proceed concurrently:
- (A) Restoration of navigable waters within *Mission Bay Park* and elimination of navigational hazards. When depth conditions no longer support and ensure safe navigation, those areas that pose a danger or impede the

- passage of watercraft shall be dredged in accordance with the *Mission Bay Baseline Chart*.
- (B) Wetland expansion and water quality improvements and the protection and expansion of eelgrass beds as identified in the *Mission Bay Park Master Plan*.
 - (C) Restoration of shoreline treatments within the *Mission Bay Park Improvement Zone* including restoration of beach sand and stabilization of erosion control features.
 - (D) Expansion of endangered or threatened species preserves and upland habitats on North Fiesta Island and along the levee of the San Diego River floodway as identified in the *Mission Bay Park Master Plan*.
 - (E) Deferred maintenance projects that are also *Capital Improvements* within the *Mission Bay Park Improvement Zone* as may be recommended by the *Mission Bay Park Improvement Fund Oversight Committee* and approved by the City Council such as, but not limited to, completion of bicycle and pedestrian paths and bridges as identified in the *Mission Bay Park Master Plan*, installation of sustainable lighting in the *Mission Bay Park Improvement Zone*, installation of signage and landscaping at points of entry to *Mission Bay Park* and the South Shores, and the repair, resurfacing and restriping of parking lots within the *Mission Bay Park Improvement Zone*, the repair of playgrounds and comfort stations, and the restoration of the seawall and bulkhead on Oceanfront Walk to a condition no less than the quality of restoration previously performed in 1998 from Thomas Street to Pacific Beach Drive or to conditions as may be required by historic standards.
- (2) After a priority project identified in (c)(1)(A-E) above has been authorized and has a funding plan adopted for it by City Council, funds may be committed to and expended on a subsequent project of a lesser priority and construction of a subsequent project may proceed concurrently with a greater priority project provided construction of a lesser priority project does not preclude completion of a greater priority project. The City Council shall be required to make findings that completion of a greater priority project will not be precluded by expending funds on a lesser priority project before approving said expenditure.
 - (3) Once the projects identified in (c)(1)(A-E) have completed, additional projects shall be prioritized and funded only for *Capital Improvements* as identified in

the *Mission Bay Park Master Plan*, recommended by the *Mission Bay Park Improvement Fund Oversight Committee*, and approved by the City Council.

- (4) To the extent items (c)(1)(A-E) require additional funding or are later in need of additional *Capital Improvements*, then those items shall again have priority over other *Capital Improvements* only if approved by the City Council.
- (5) Except as may be specifically authorized above in this subsection, funds in the *Mission Bay Park Improvement Fund* may not be expended for commercial enterprises or improvements of leasehold interests; for any costs associated with utilities, including, but not limited to, water and sewage; or for roads, vehicle bridges, or vehicular ramps; or on costs that cannot be capitalized; or on daily, weekly, monthly, or annual upkeep of the *Mission Bay Park Improvement Zone* and there shall be no expenditure for contracted labor or services or for city employee salaries, pensions or benefits unless those expenses can be capitalized, and only then at the then-standard rates used by the City of San Diego for all other capital improvement projects.
- (d) Funds in the *San Diego Regional Parks Improvement Fund* may be expended only for non-commercial public *Capital Improvements* for the *San Diego Regional Parks* and only for park uses. Funds in the *San Diego Regional Parks Improvement Fund* may not be expended for commercial enterprises or improvements of leasehold interests; for any costs associated with utilities, including, but not limited to, water and sewage; or for roads, vehicle bridges, or vehicular ramps; or on daily, weekly, monthly, or annual upkeep of the *San Diego Regional Parks*.

Priority for *Capital Improvements* hereunder shall be recommended by the *San Diego Regional Parks Improvement Fund Oversight Committee*, in accordance with the master plans for each of the *San Diego Regional Parks*, and approved by the City Council.

- (e) The *Mission Bay Park Improvement Fund Oversight Committee* and the *San Diego Regional Parks Improvement Fund Oversight Committee* shall meet at least quarterly to audit and review the implementation of this Charter Section, to recommend priorities for expenditures and *Capital Improvements* hereunder in accordance with the master plans for each of the *San Diego Regional Parks* or with the *Mission Bay Park Master Plan* or within the priorities identified in (c)(1)(A-E), as applicable; and to verify that the appropriate funds are collected, segregated, retained and allocated according to the intent of this Section, and spent as prioritized in this Section and consistent herewith.

The San Diego City Auditor, in cooperation with each committee, shall establish and oversee a mechanism to ensure public accountability by effectively reporting

and communicating the extent and nature of revenues, expenses and improvements generated hereunder and compliance with the requirements outlined herein. This shall include, at a minimum, an annual audit report to the Mayor, City Council and public. Each report shall, at a minimum, contain a complete accounting of all revenues received, the amount and nature of all expenditures, a report as to whether in each committee's view the expenditures have been consistent with the priorities and provisions hereof, whether the City of San Diego has complied with sections (c), (d), (f), (g) and (h). In the event that either committee finds that there has been a violation of this Charter Section by the City of San Diego, it should set forth the alleged violation in a written communication to the City Manager and members of the San Diego City Council. If the alleged violation is not resolved to the satisfaction of the aggrieved committee within 30 days, the San Diego City Council shall docket an action item for a public meeting of the San Diego City Council within 60 days. If evidence presented to the San Diego City Council by the aggrieved committee establishes a violation of this Section, the San Diego City Council shall forthwith cure the violation including but not limited to the restoration of inappropriately expended funds.

- (f) The City of San Diego shall take all steps necessary to ensure the collection and retention of all *Mission Bay Park Lease Revenues* for purposes described herein and to utilize those revenues only for the purposes described herein and consistent with the priorities and intentions described herein. The City of San Diego may issue bonds, notes or other obligations to expedite the *Capital Improvements* contemplated herein, utilizing the revenue stream from *Mission Bay Park Lease Revenues* designated herein.
- (g) The annual budgets allocated for park operations and maintenance in the *Mission Bay Park Improvement Zone* and the *San Diego Regional Parks* shall not be reduced at a greater rate or increased at a lesser rate relative to the overall annual budget of park and recreation as a result of monies available hereunder.
- (h) The City of San Diego is encouraged to seek other sources of funding for the purposes of improving the *Mission Bay Park Improvement Zone* and the *San Diego Regional Parks*, including but not limited to grant funding from other governmental agencies, private individuals, or foundations. In the event the City of San Diego receives any such additional funds, they shall be in addition to, and shall not offset or reduce funds dedicated to the *Mission Bay Park Improvement Fund* or *San Diego Regional Parks Fund* under this Section.
- (i) Nothing contained herein shall prevent the City of San Diego from spending funds in excess of the *Mission Bay Park Improvement Fund* or *San Diego Regional*

Parks Fund for the purposes of improving the Mission Bay Park Improvement Zone or the San Diego Regional Parks.

(j) This Section shall take effect and be in force on July 1, 2009, and will expire on June 30, 2069. Before the expiration of this Section, the City Council shall place on the ballot no later than the last regularly scheduled election prior to June 30, 2069 a measure to amend the Charter to extend the effect of this Section for an additional 30 years.

(k) In the event of a conflict between any provision of Section 55.2 and any other provision of this Charter or the Municipal Code, Section 55.2 shall govern.

(Addition voted 11-04-2008; effective 12-16-2008.)

(Amendment voted 11-08-2016; effective 12-19-2016.)

ATTACHMENT 2
Mission Bay Park Improvement Fund (MBPIF) Fund 200386, Project AGF00004
Proposed Ten-Year Financial Plan
Report to the City Council - August 10, 2017



Fiscal Year available for expenditure (lease revenues received in the previous year):		CIP Number	TOTAL ALLOCATION	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018 Proposed	FY 2018 Anticipated*	FY 2019 Anticipated	FY 2020 Anticipated	FY 2021 Anticipated	FY 2022 Anticipated	FY 2023 Anticipated	FY 2024 Anticipated	FY 2025 Anticipated	FY 2026 Anticipated	FY 2027 Anticipated
Revenues Received by Fiscal Year:			\$116,950,297	\$2,449,147	\$5,400,000	\$4,260,441	\$7,025,879	\$10,107,260	\$6,489,350	\$0	\$7,252,192	\$7,734,786	\$8,149,482	\$8,572,472	\$9,003,921	\$9,444,000	\$9,892,879	\$10,350,737	\$10,817,751
Cumulative Unallocated MB Park Fund (Anticipated):				\$2,449,147	\$5,400,020	\$5,360,461	\$12,386,340	\$22,493,600	\$7,532,950	\$7,032,950	\$1,285,142	\$19,928	\$19,410	\$1,941,882	\$945,803	\$389,803	\$82,682	\$33,419	\$1,170
Priority Number	Priority Description	List of Activities and Additional Notes																	
0	Programmatic Environmental Impact Report (EIR)	0.1 Engineering/Consultant/30% Design 0.2 Programmatic EIR 0.3 Permitting	\$4,000,000 \$2,000,000 \$1,000,000						\$2,000,000 \$500,000		\$1,000,000 \$1,000,000	\$1,000,000 \$500,000							
1	Restoration of navigable waters within Mission Bay Park (MBP) and elimination of navigational hazards. When depth conditions no longer support and ensure safe navigation, those areas that pose a danger or impede the passage of watercraft shall be dredged in accordance with the Mission Bay Baseline Chart.	Project in design and permitting phase.	\$11,849,127		\$2,449,127	\$4,300,000			\$5,100,000										
2	Wetland expansion and water quality improvements and protection and expansion of eelgrass beds as identified in the Mission Bay Park Master Plan (MBPMP).	2.1 Rose Creek West Bank/Campland-by-the-Bay (80 acres +/-) 2.2 North Fiesta Island (15 acres +/-) 2.3 & 2.4 Tecolote Creek (14 acres +/-) 2.5 Cudahay Creek (5 acres +/-) 2.6 DeAnza Cove (TBD)	\$15,500,000 \$4,750,000 \$6,750,000 \$1,500,000 TBD						\$750,000 \$750,000 \$500,000			\$500,000 \$500,000 \$500,000	\$1,000,000 \$1,000,000 \$250,000	\$550,000 \$1,000,000 \$750,000 \$250,000	\$2,000,000 \$1,500,000 \$500,000	\$4,000,000 \$1,000,000 \$1,000,000	\$4,200,000 \$1,000,000 \$1,000,000	\$3,750,000 \$1,000,000 \$1,000,000	\$1,000,000 \$250,000
3	Restoration of shoreline treatments within Mission Bay Park Improvement Zone (MBPIZ) including restoration of beach sand and stabilization of erosion control features.		\$2,750,000						\$750,000			\$1,000,000		\$1,000,000					
4	Expansion of endangered or threatened species preserves and upland habitats on North Fiesta Island and along the levee of the San Diego River floodway as identified in the MBPMP.		\$1,500,000						\$500,000			\$1,000,000							
5	Deferred maintenance projects that are also capital improvements within the Mission Bay Park Improvement Zone, as recommended by the Oversight Committee and approved by City Council. For purposes of Charter Section 55.2 and use of Improvement Funds, "capital improvements" are defined as "physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental improvement of a natural asset."	5.1(a) Missing Bicycle and Pedestrian Paths 5.1(b) San Diego River Trail Improvements (Estuary Trail Enhancement Plan) 5.1(c) North Ocean Beach Gateway Path 5.2 Sustainable Lighting 5.3 Monument Signage and Landscaping 5.4 Parking Lot Repair/Resurfacing 5.5 Playgrounds 5.6 Comfort Station Restrooms 5.7 Oceanfront Walk Seawall and Bulkhead (10,500 linear feet) 5.8(a) Site Furnishings 5.8(a) Adult Fitness Course - East Shore 5.8(b) Santa Clara Recreation Center 5.8(c) Robb Field Recreation Center 5.8(d) Howard Hall at Robb Field	\$3,500,000 \$1,000,000 \$500,000 \$1,300,000 \$1,800,000 \$5,250,000 \$11,500,000 \$9,000,000 \$27,500,000 \$0 \$2,000,000 \$2,000,000 \$0 \$0						\$500,000 \$500,000 \$500,000 \$300,000 \$300,000 \$2,500,000 \$2,500,000 \$2,500,000 \$1,500,000 \$500,000		\$500,000 \$500,000 \$500,000 \$1,500,000 \$4,500,000 \$4,500,000	\$500,000 \$500,000 \$400,000 \$1,600,000	\$1,000,000 \$1,000,000 \$1,000,000 \$4,000,000 \$2,000,000 \$4,000,000 \$4,000,000	\$1,000,000 \$1,000,000 \$1,000,000 \$4,000,000 \$2,000,000 \$4,000,000 \$4,000,000	\$1,000,000 \$1,000,000 \$1,000,000 \$3,650,000 \$4,350,000	\$1,000,000 \$250,000 \$1,500,000 \$1,500,000 \$2,000,000 \$500,000 \$1,500,000			
TOTAL ALLOCATIONS BY FISCAL YEAR			\$116,949,127	\$0	\$2,449,127	\$4,300,000	\$0	\$0	\$21,450,000	\$500,000	\$13,000,000	\$9,000,000	\$8,150,000	\$6,650,000	\$10,000,000	\$10,000,000	\$10,200,000	\$10,400,000	\$10,850,000

* The FY 2018 Anticipated column indicates a possible future allocation to North Ocean Beach Gateway that can only be considered if the City Council approves dedication of North Ocean Beach Gateway as a public park and incorporation of North Ocean Beach Gateway into Mission Bay Park. If these two actions are taken, staff will ask the City Council under a separate action to approve the \$500,000 proposed allocation from MBPIF to North Ocean Beach Gateway.

ATTACHMENT 3 - Fiscal Year 2013-2016 Actual Mission Bay Park Lease Revenues

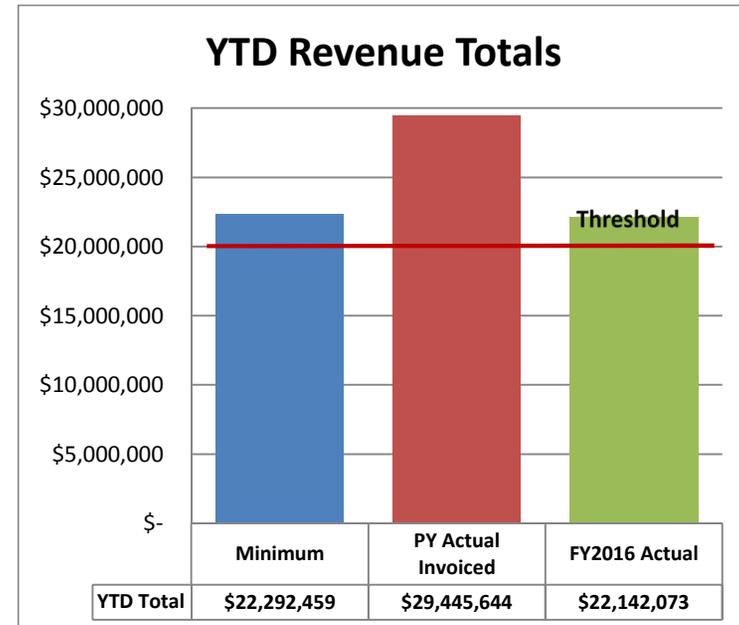
Schedule of Mission Bay Park Lease Revenue

Prepared by: The Office of the City Comptroller
Gina Springer

Account Title: **Mission Bay Park Lease Revenue**
Revenue Account Number: **418108**

Fiscal Year 2016	Unaudited Revenue	
	Invoiced	YTD Cummulative
Audit/Other	\$ 115,612	\$ 115,612
July	\$ 4,313,816	\$ 4,429,428
August	\$ 3,671,314	\$ 8,100,742
September	\$ 2,510,817	\$ 10,611,559
October	\$ 2,232,829	\$ 12,844,388
November	\$ 1,695,148	\$ 14,539,536
December	\$ 1,815,088	\$ 16,354,624
January	\$ 1,405,076	\$ 17,759,700
February	\$ 1,812,117	\$ 19,571,817
March	\$ 2,404,018	\$ 21,975,835
April	\$ 114,486	\$ 22,090,321
May	\$ 49,615	\$ 22,139,936
June	\$ 2,138	\$ 22,142,073 *

* Revenues are based on customer invoices subject to year-end audit adjustments



City Charter Article V, Section 55.2 (a)7

Mission Bay Park Lease Revenues means all revenues collected by the City of San Diego from commercial and non-profit sources within Mission Bay Park, including but not limited to all monetary consideration received under leases of city owned property within Mission Bay Park, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within Mission Bay Park. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.

Mission Bay Lease Revenue - FY2016

Prepared by: Office of the City Comptroller

SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2016 Recorded Revenue												Journal Entries		Total
				Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Audit/Other	Amount	
R15495	SD Mission Bay Boat & Ski Club	SD Mission Bay Boat & Ski Club	Invoiced	-	10,655	10,655	11,273	11,273	-	11,273	11,273	11,273	11,273	11,273	-	-	-	\$ 100,219
	Ending: 01/26/2017	Beginning: 5/1/1981	PY Actual Inv.	-	9,574	9,574	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	21,310	-	-	\$ 125,698
	Function: Power Boat Club		Minimum	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	-	-	\$ 127,860
R09896	Mission Bay Yacht Club	Mission Bay Yacht Club	Invoiced	29,601	29,601	29,601	31,317	31,317	31,317	31,317	29,601	31,317	31,317	31,317	-	21,172	-	\$ 360,506
	Ending: 7/31/2037	Beginning: 8/1/2012	PY Actual Inv.	-	26,598	26,598	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	21,172	-	\$ 340,772
	Function: Yacht Club		Minimum	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	-	-	\$ 355,206
R00061	Dana Inn and Marina	Bartell Hotels	Invoiced	181,154	154,586	108,777	125,575	87,985	73,450	93,854	94,569	116,476	-	-	-	-	-	\$ 1,036,426
	Ending: 11/30/2050	Beginning: 12/1/2000	PY Actual Inv.	175,867	150,847	99,720	116,726	84,543	73,450	76,312	92,373	113,725	75,318	113,599	128,704	-	-	\$ 1,301,184
	Function: Hotel, Coffee Shop, Marina		Minimum	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	-	-	\$ 881,396
R12496	Bahia Resort Hotel	Bh Partnership	Invoiced	234,991	206,267	150,504	147,282	109,150	106,802	95,027	116,969	153,729	6,250	-	-	-	-	\$ 1,326,972
	Ending: 5/31/2053	Beginning: 3/17/1966	PY Actual Inv.	223,966	226,194	137,023	138,578	115,671	112,661	92,851	116,255	151,842	155,768	152,603	188,291	140,750	-	\$ 1,952,452
	Function: Hotel, Restaurant, Marina		Minimum	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	-	-	\$ 1,080,000
R00184	Hilton San Diego Resort	LHO Mission Bay Rosie	Invoiced	320,588	278,768	254,771	250,269	175,740	159,644	159,644	200,821	239,013	-	-	-	-	-	\$ 2,039,257
	Ending: 12/31/2045	Beginning: 1/1/1996	PY Actual Inv.	309,298	291,443	198,331	214,916	164,889	137,526	172,750	199,246	237,235	230,761	226,715	251,898	-	-	\$ 2,635,009
	Function: Hotel, Restaurant, Dock		Minimum	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	-	-	\$ 1,623,374
R00002	Driscoll Mission Bay LLC	Driscoll Mission Bay LLC	Invoiced	37,526	36,489	34,671	34,180	32,932	35,611	31,627	34,111	34,111	-	-	-	-	-	\$ 311,257
	Ending: 3/4/2029	Beginning: 3/5/1979	PY Actual Inv.	42,498	39,042	32,568	31,962	28,938	31,918	31,454	32,449	36,060	35,997	32,697	36,258	20,855	-	\$ 432,694
	Function: Boat Repair, Storage, Marina		Minimum	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	-	-	\$ 282,641
R00354	Dana Landing Marina	Wesco Sales Corp	Invoiced	48,986	48,342	38,950	32,105	24,923	25,908	22,912	25,176	24,125	-	-	-	-	-	\$ 291,427
	Ending: 7/31/2020	Beginning: 8/1/1995	PY Actual Inv.	34,640	36,817	31,698	25,590	21,165	21,165	22,637	22,062	29,611	27,034	29,219	35,609	-	-	\$ 337,247
	Function: Marina & Related Uses		Minimum	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	-	-	\$ 253,981
R00052	Sea World	Sea World, Inc.	Invoiced	1,899,516	1,517,277	720,834	703,541	572,790	789,534	359,196	530,234	944,740	-	-	-	-	-	\$ 8,037,662
	Ending: 6/30/2048	Beginning: 7/1/1998	PY Actual Inv.	2,098,064	1,658,161	664,041	682,467	558,492	860,349	387,977	503,811	864,055	886,108	847,280	1,272,096	-	-	\$ 11,282,901
	Function: Marine Park		Minimum	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	-	-	\$ 10,401,306
R00139	Everingham Bros Bait Co	Everingham Bros Bait Co	Invoiced	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	-	-	\$ 47,520
	Ending: 5/30/2029	Beginning: 5/20/2009	PY Actual Inv.	-	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	-	-	\$ 47,520
	Function: Retail & Wholesale Live Bait		Minimum	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	-	-	\$ 51,840
R00253	Mission Bay Aquatic Center	Associated Students SD	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	63,059	-	\$ 63,059
	Ending: 8/31/2023	Beginning: 8/20/2008	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	48,963	-	\$ 48,963
	Function: Aquatic Sports Programming		Minimum	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	-	-	\$ 311,854
R00104	Campland On The Bay	Campland, LLC	Invoiced	363,661	264,750	154,936	110,004	97,756	92,314	91,683	101,576	141,794	-	-	-	-	-	\$ 1,418,473
	Ending: 11/7/2017	Beginning: 11/8/1967	PY Actual Inv.	346,004	284,517	124,183	97,649	98,564	87,884	88,234	95,272	121,260	127,668	134,488	200,825	3,768	-	\$ 1,810,317
	Function: Campground		Minimum	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	-	-	\$ 1,024,132
R00297	Sportsmen'S Seafood Co Inc	Joseph Busalacchi	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Ending: 4/30/2012	Beginning: 5/1/1987	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Park Related Restaurant, Etc.		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
R05898	Mission Bay Sportcenter	Gleason, Richard & DeB	Invoiced	40,608	42,885	18,768	12,774	2,500	2,500	2,500	3,500	12,983	-	-	-	-	-	\$ 139,016
	Ending: 07/20/2031	Beginning: 07/21/2011	PY Actual Inv.	34,132	36,538	10,268	6,879	3,234	3,012	5,120	11,378	15,627	15,670	17,648	24,554	224,619	-	\$ 408,680
	Function: Aquatics, Sailing Center		Minimum	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	-	-	\$ 70,000
R00097	Catamaran Pier	Braemar Partnership/9	Invoiced	14,457	15,583	6,227	2,745	1,281	826	496	1,709	3,654	-	-	-	-	-	\$ 46,978
	Ending: MTM	Beginning: 12/1/2004	PY Actual Inv.	16,987	14,003	4,595	2,739	1,657	1,088	1,081	1,713	4,413	4,292	2,576	6,136	-	-	\$ 61,278
	Function: Dock Facility, Boat Berthing		Minimum	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	-	-	\$ 30,272

FY2016 Recorded Revenue																Journal Entries		Total		
SAP #	Business Name	Legal Lessee Name	Revenue Type	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Audit/Other	Amount	Ref	Total	
R00183	SD Paradise Point Resort	LHO Mission Bay Hotel,	Invoiced	458,692	438,197	486,046	315,036	219,503	178,668	163,314	285,973	291,277	-	-	-	-	-	-	\$ 2,836,706	
	Ending: 5/31/2050	Beginning: 6/1/2000	PY Actual Inv.	469,939	463,659	294,397	300,301	216,502	174,351	208,713	298,140	361,444	312,292	275,265	208,666	-	-	-	\$ 3,583,669	
	Function: Hotel & Marina		Minimum	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	-	-	-	\$ 2,503,996	
R02096	Marina Village	Retirement Fund Trust	Invoiced	66,005	67,055	62,985	62,178	57,928	59,965	55,347	55,384	58,086	58,622	-	-	-	-	-	\$ 603,554	
	Ending: 4/30/2027	Beginning: 5/1/1977	PY Actual Inv.	60,018	66,674	59,219	63,350	56,628	55,518	54,241	52,676	55,518	57,665	63,391	64,034	3,682	-	-	\$ 712,616	
	Function: Marina & Shops		Minimum	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	-	-	-	\$ 472,750	
R00087	William D. Evans	Bahia Sternwheelers In	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	Ending: 9/11/1991	Beginning: 9/12/1986	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	Function: Sightseeing Boat		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
R00271	SD Rowing Club/Intercollegiate Row	SD Rowing Club/Interco	Invoiced	1,339	1,339	1,339	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	1,416	7,342	-	-	\$ 24,102	
	Ending: 7/31/2013	Beginning: 8/1/1988	PY Actual Inv.	-	1,203	1,203	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	11,173	-	\$ 25,625	
	Function: Rowing & Storage Facility		Minimum	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	-	-	-	\$ 16,062	
R00096	Catamaran Beach Concession	Braemar Partnership/O	Invoiced	42	42	42	42	42	42	42	42	42	42	42	42	-	-	-	\$ 375	
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	42	42	42	42	42	42	42	42	42	42	42	42	-	-	-	\$ 500	
	Function: Chair, Umbrella, Food Concession		Minimum	42	42	42	42	42	42	42	42	42	42	42	42	-	-	-	\$ 500	
R15897	Hanohano Outrigger Canoe Club	Hanohano Outrigger Ca	Invoiced	-	371	371	393	393	393	393	393	393	393	393	393	65	-	-	\$ 4,345	
	Ending: 03/31/2015	Beginning: 04/01/2011	PY Actual Inv.	-	-	-	334	371	371	371	371	-	371	371	743	150	-	-	\$ 3,455	
	Function: Outrigger Canoes, Equipment Storage		Minimum	371	371	371	371	371	371	371	371	371	371	371	371	-	-	-	\$ 4,457	
R10296	Hyatt Regency Islandia	CHSP Mission Bay LLC	Invoiced	384,883	335,206	259,205	271,847	203,060	165,035	243,252	266,013	287,046	-	-	-	-	-	-	\$ 2,415,547	
	Ending: 1/31/2056	Beginning: 1/9/2006	PY Actual Inv.	363,957	351,006	251,160	248,744	196,733	174,034	212,022	232,926	262,875	299,762	258,039	296,203	-	-	-	\$ 3,147,461	
	Function: Hotel, Restaurant, Marina, Sportfishing		Minimum	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	-	-	-	\$ 2,178,760	
R11495	Quivera Rd	Verizon Wireless LLC	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	10,162	-	-	\$ 10,162	
	Ending: 8/31/2022	Beginning: 8/31/2012	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	9,866	-	\$ 9,866	
	Function: Equipment enclosure and a light standard		Minimum	822	822	822	822	822	822	822	822	822	822	822	822	-	-	-	\$ 9,866	
R00278	Seaforth Sportfishing Corp.	Seaforth Sportfishing Co	Invoiced	196,882	187,746	148,242	102,266	52,311	81,683	31,395	40,002	37,636	-	-	-	-	-	-	\$ 878,163	
	Ending: 11/30/2047	Beginning: 11/8/2007	PY Actual Inv.	179,976	178,715	135,033	86,649	51,867	37,591	45,897	51,520	67,553	59,197	66,747	89,383	-	-	-	\$ 1,050,128	
	Function: Sportfishing Headquarters		Minimum	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	-	-	-	\$ 549,486	
R22797	SD Canoe & Kayak Team	SD Canoe & Kayak Team	Invoiced	-	364	364	385	385	385	385	373	385	385	385	-	63	-	-	\$ 3,862	
	Ending: 1/31/2015	Beginning: 2/1/2014	PY Actual Inv.	-	-	328	-	-	-	-	-	-	-	-	479	145	-	-	\$ 952	
	Function: Storage and Access		Minimum	364	364	364	364	364	364	364	364	364	364	364	364	-	-	-	\$ 4,371	
R13995	Kai Elua Outrigger Canoe Club	Kai Elua Outrigger Canoe	Invoiced	-	138	138	138	146	146	146	146	146	146	146	146	24	-	-	\$ 1,606	
	Ending: 09/30/2015	Beginning: 10/1/2013	PY Actual Inv.	-	124	124	180	138	138	138	138	138	138	138	276	-	-	-	\$ 1,670	
	Function: Outrigger Canoe Storage		Minimum	138	138	138	138	138	138	138	138	138	138	138	138	-	-	-	\$ 1,656	
R14195	SD Alliance for Asian Pacific Island	SD Alliance for Asian Pa	Invoiced	-	173	173	183	183	183	183	183	183	183	183	183	30	-	-	\$ 2,018	
	Ending: 10/31/2015	Beginning: 11/01/2013	PY Actual Inv.	155	155	155	155	173	173	173	173	173	173	173	345	70	-	-	\$ 2,243	
	Function: Boat Storage		Minimum	173	173	173	173	173	173	173	173	173	173	173	173	-	-	-	\$ 2,070	
R14895	Sportsmen's Seafood Co Inc.	Sportsmen's Seafood Co	Invoiced	17,000	20,245	14,844	11,509	7,330	4,766	5,173	5,193	8,155	-	-	-	-	-	-	\$ 94,214	
	Ending: 11/30/2016	Beginning: 11/27/2013	PY Actual Inv.	17,396	13,147	16,290	8,672	5,908	4,199	4,267	4,000	8,113	8,151	9,261	12,120	-	-	-	\$ 111,524	
	Function: Park Related Restaurant, Etc.		Minimum	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	-	-	-	\$ 37,552	
R19195	Kapolioka Ehukai Outrigger Canoe	Rell Sunn Educational F	Invoiced	-	173	173	183	183	183	183	176	182	183	183	-	375	-	-	\$ 2,174	
	Ending: 02/28/2015	Beginning: 03/01/2014	PY Actual Inv.	-	-	-	-	-	-	-	-	173	173	173	345	70	-	-	\$ 933	
	Function: Boat Storage/Access		Minimum	173	173	173	173	173	173	173	173	173	173	173	-	-	-	-	\$ 2,070	
R17895	SD Parasail Adventures, Inc.	SD Parasail Adventures	Invoiced	12,816	10,743	3,885	1,869	302	-	-	1,250	1,538	-	-	-	11,453	-	-	\$ 43,857	
	Ending: 10/31/2017	Beginning: 10/20/2014	PY Actual Inv.	-	-	-	-	1,250	1,250	1,250	1,250	1,250	2,725	-	-	-	-	-	\$ 8,975	
	Function: Boat Storage/Access		Minimum	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	\$ 15,000	
N/A	Community Rowing of San Diego	Community Rowing of S	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	Ending: 08/31/2015	Beginning: 06/01/2015	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	497	-	-	-	\$ 497	
	Function: Use of Permit Area		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
R16896/H	Sprint PCS Assets, Temp South Sho	Sprint PCS Assets, Tem	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	1,867	-	-	\$ 1,867	
	Ending: 10/31/2017	Beginning: 10/20/2014	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	817	-	-	\$ 817	
	Function: Boat Storage/Access		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
			TOTAL	4,313,816	3,671,314	2,510,817	2,232,829	1,695,148	1,815,088	1,405,076	1,812,117	2,404,018	114,486	49,615	2,138	115,612	-	-	-	22,142,073
			TOTAL	4,372,938	3,852,779	2,100,868	2,071,846	1,652,679	1,822,632	1,451,444	1,761,708	2,377,021	2,345,219	2,276,338	2,874,072	486,100	-	-	-	29,445,644
			TOTAL	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	-	-	-	22,292,459

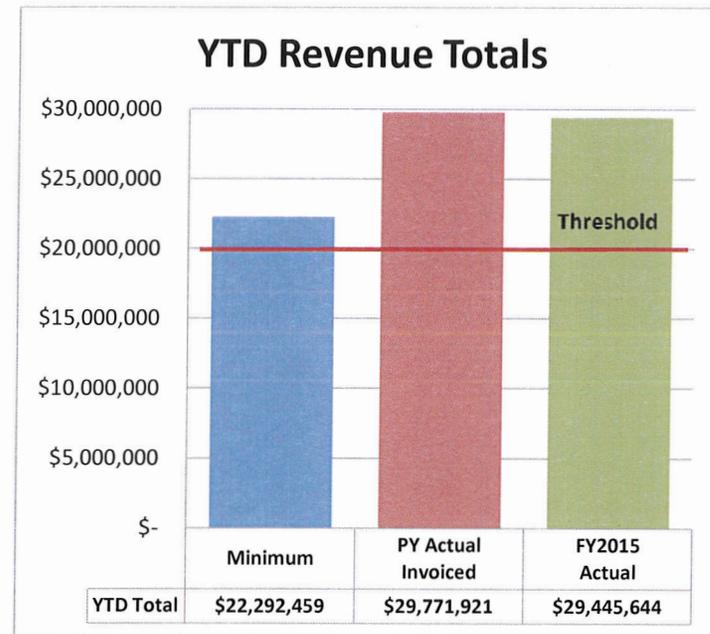
Schedule of Mission Bay Park Lease Revenue

Prepared by: The Office of the City Comptroller

Gina Springer

Account Title: **Mission Bay Park Lease Revenue**
 Revenue Account Number: **418108**

Fiscal Year 2015	Unaudited Revenue	
	Invoiced	YTD Cumulative
Audit/Other	\$ 486,100	\$ 486,100
July	\$ 4,372,938	\$ 4,859,037
August	\$ 3,852,779	\$ 8,711,816
September	\$ 2,100,868	\$ 10,812,684
October	\$ 2,071,846	\$ 12,884,531
November	\$ 1,652,679	\$ 14,537,210
December	\$ 1,822,632	\$ 16,359,842
January	\$ 1,451,444	\$ 17,811,286
February	\$ 1,761,708	\$ 19,572,994
March	\$ 2,377,021	\$ 21,950,014
April	\$ 2,345,219	\$ 24,295,233
May	\$ 2,276,338	\$ 26,571,572
June	\$ 2,874,072	\$ 29,445,644 *



* Revenues are based on customer invoices subject to year-end audit adjustments

City Charter Article V, Section 55.2 (a)7

Mission Bay Park Lease Revenues means all revenues collected by the City of San Diego from commercial and non-profit sources within Mission Bay Park, including but not limited to all monetary consideration received under leases of city owned property within Mission Bay Park, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within Mission Bay Park. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.

Mission Bay Lease Revenue - FY2015

Prepared by: Office of the City Comptroller

SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2015 Recorded Revenue												Audit/Other	Journal Entries		Total		
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14		Amount	Ref			
R15495	SD Mission Bay Boat & Ski Club	SD Mission Bay Boat & Ski Club	Invoiced	-	9,574	9,574	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	21,310	-		\$	125,698		
	Ending: 01/26/2017	Beginning: 5/1/1981	PY Actual Inv.	-	8,648	8,648	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574		\$	113,036	
	Function: Power Boat Club		Minimum	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655	10,655			\$	127,860	
R09896	Mission Bay Yacht Club	Mission Bay Yacht Club	Invoiced	-	26,598	26,598	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	21,172		\$	340,772	
	Ending: 7/31/2037	Beginning: 8/1/2012	PY Actual Inv.	-	24,024	24,024	24,024	26,598	26,598	26,598	26,598	26,598	26,598	26,598	26,598	26,598	47,770		\$	332,621	
	Function: Yacht Club		Minimum	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601	29,601			\$	355,206	
R00061	Dana Inn and Marina	Bartell Hotels	Invoiced	175,867	150,847	99,720	116,726	84,543	73,450	76,312	92,373	113,725	84,543	75,318	113,599	128,704	-		\$	1,301,184	
	Ending: 11/30/2050	Beginning: 12/1/2000	PY Actual Inv.	168,934	145,513	90,700	101,952	70,413	73,450	73,450	73,450	90,780	110,323	104,538	130,933				\$	1,234,436	
	Function: Hotel, Coffee Shop, Marina		Minimum	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450				\$	881,396	
R12496	Bahia Resort Hotel	Bh Partnership	Invoiced	223,966	226,194	137,023	138,578	115,671	112,661	92,851	116,255	151,842	155,768	152,603	188,291	140,750			\$	1,952,452	
	Ending: 5/31/2053	Beginning: 3/17/1966	PY Actual Inv.	215,368	199,098	135,185	88,273	96,250	96,250	98,732	113,124	132,308	126,053	150,602	169,260	124,088			\$	1,744,591	
	Function: Hotel, Restaurant, Marina		Minimum	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000				\$	1,080,000	
R00184	Hilton San Diego Resort	LHO Mission Bay Rosie H	Invoiced	309,298	291,443	198,331	214,916	164,889	137,526	172,750	199,246	237,235	230,761	226,715	251,898	-			\$	2,635,009	
	Ending: 12/31/2045	Beginning: 1/1/1996	PY Actual Inv.	276,090	258,408	196,557	184,693	136,083	135,281	172,858	177,652	224,543	217,823	210,504	235,616	-			\$	2,426,109	
	Function: Hotel, Restaurant, Dock		Minimum	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281				\$	1,623,374	
R00002	Driscoll Mission Bay LLC	Driscoll Mission Bay LLC	Invoiced	42,498	39,042	32,568	31,962	28,938	31,918	31,454	32,449	36,060	35,997	32,697	36,258	20,855			\$	432,694	
	Ending: 3/4/2029	Beginning: 3/5/1979	PY Actual Inv.	37,260	34,085	29,501	28,748	28,267	29,501	28,748	27,496	26,523	29,795	31,470	35,804	38,866	-			\$	374,330
	Function: Boat Repair, Storage, Marina		Minimum	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553	23,553				\$	282,641	
R00354	Dana Landing Marina	Wesco Sales Corp	Invoiced	34,640	36,817	31,698	25,590	21,165	21,165	22,637	22,062	29,611	27,034	29,219	35,609	-			\$	337,247	
	Ending: 7/31/2020	Beginning: 3/1/1995	PY Actual Inv.	27,711	27,565	23,259	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	23,546	25,444	-			\$	275,681
	Function: Marina & Related Uses		Minimum	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165				\$	253,981	
R00052	Sea World	Sea World, Inc.	Invoiced	2,098,064	1,658,161	664,041	682,467	558,492	860,349	387,977	503,811	864,055	886,108	847,280	1,272,096	-			\$	11,282,901	
	Ending: 6/30/2048	Beginning: 7/1/1998	PY Actual Inv.	2,555,496	2,066,568	910,483	805,484	628,814	937,604	468,670	468,601	879,101	1,064,509	922,897	1,414,807	-			\$	13,123,034	
	Function: Marine Park		Minimum	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775	866,775				\$	10,401,306	
R00139	Everingham Bros Bait Co	Everingham Bros Bait Co	Invoiced	-	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	-			\$	47,520	
	Ending: 5/30/2029	Beginning: 5/20/2009	PY Actual Inv.	-	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320			\$	51,840
	Function: Retail & Wholesale Live Bait		Minimum	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320				\$	51,840	
R00253	Mission Bay Aquatic Center	Associated Students SD	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	48,963			\$	48,963	
	Ending: 8/31/2023	Beginning: 8/20/2008	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	48,963	42,262		\$	91,225	
	Function: Aquatic Sports Programming		Minimum	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988	25,988				\$	311,854	
R00104	Campland On The Bay	Campland, LLC	Invoiced	346,004	284,517	124,183	97,649	98,564	87,884	88,234	95,272	121,260	127,668	134,488	200,825	3,768			\$	1,810,317	
	Ending: 11/7/2017	Beginning: 11/3/1967	PY Actual Inv.	337,708	264,842	128,290	88,280	84,548	82,387	80,264	86,021	105,443	119,634	138,456	200,052	-			\$	1,715,925	
	Function: Campground		Minimum	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344	85,344				\$	1,024,132	
R00297	Sportsmen'S Seafood Co Inc	Joseph Busalacchi	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-			\$	-	
	Ending: 4/30/2012	Beginning: 5/1/1987	PY Actual Inv.	8,697	11,559	6,207	4,644	-	-	-	-	-	-	-	-	-			\$	31,108	
	Function: Park Related Restaurant, Etc.		Minimum	-	-	-	-	-	-	-	-	-	-	-	-				\$	-	
R05898	Mission Bay Sportcenter	Gleason, Richard & Deb	Invoiced	34,132	36,538	10,268	6,879	3,234	3,012	5,120	11,378	15,627	15,670	17,648	24,554	224,619			\$	408,680	
	Ending: 07/20/2031	Beginning: 07/21/2011	PY Actual Inv.	25,990	23,249	12,006	7,251	5,795	6,952	6,952	8,959	13,473	15,609	22,530	26,885	-			\$	175,651	
	Function: Aquatics, Sailing Center		Minimum	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833				\$	70,000	
R00097	Catamaran Pier	Braemar Partnership/9t	Invoiced	16,987	14,003	4,595	2,739	1,657	1,088	1,081	1,713	4,413	4,292	2,576	6,136	-			\$	61,278	
	Ending: MTM	Beginning: 12/1/2004	PY Actual Inv.	11,543	10,597	4,181	1,901	1,023	826	871	998	3,284	3,538	4,446	7,400	-			\$	50,610	
	Function: Dock Facility, Boat Berthing		Minimum	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523	2,523				\$	30,272	

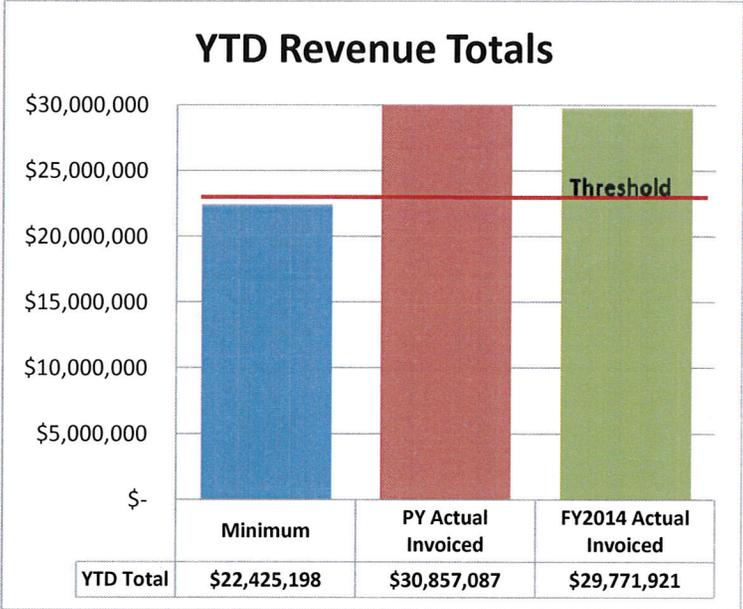
SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2015 Recorded Revenue												Journal Entries		Total
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Audit/Other	Amount	
R00183	SD Paradise Point Resort	LHO Mission Bay Hotel,	Invoiced	469,939	463,659	294,397	300,301	216,502	174,351	208,713	298,140	361,444	312,292	275,265	208,666	-	-	\$ 3,583,669
	Ending: 5/31/2050	Beginning: 6/1/2000	PY Actual Inv.	393,178	423,250	269,210	282,967	186,263	156,646	258,653	241,939	275,637	288,684	304,023	365,516	-	-	\$ 3,445,966
	Function: Hotel & Marina		Minimum	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	-	-	\$ 2,503,996
R02096	Marina Village	Retirement Fund Trust C	Invoiced	60,018	66,674	59,219	63,350	56,628	55,518	54,241	52,676	55,518	57,665	63,391	64,034	3,682	-	\$ 712,616
	Ending: 4/30/2027	Beginning: 5/1/1977	PY Actual Inv.	60,855	66,086	57,725	64,149	53,645	52,445	51,170	48,801	53,521	54,727	62,364	61,325	-	-	\$ 686,814
	Function: Marina & Shops		Minimum	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	-	-	\$ 472,750
R00087	William D. Evans	Bahia Sternwheelers Inc	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Ending: 9/11/1991	Beginning: 9/12/1986	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	209	-	\$ 209
	Function: Sightseeing Boat		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
R00271	SD Rowing Club/Intercollegiate Row	SD Rowing Club/Interco	Invoiced	-	1,203	1,203	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,173	-	\$ 25,625
	Ending: 7/31/2013	Beginning: 3/1/1988	PY Actual Inv.	-	1,086	1,086	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	11,603	-	\$ 24,600
	Function: Rowing & Storage Facility		Minimum	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	-	-	\$ 16,062
R00096	Catamaran Beach Concession	Braemar Partnership/03	Invoiced	42	42	42	42	42	42	42	42	42	42	42	42	-	-	\$ 500
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	42	42	42	42	42	42	42	42	42	42	42	42	-	-	\$ 500
	Function: Chair, Umbrella, Food Concession		Minimum	42	42	42	42	42	42	42	42	42	42	42	42	-	-	\$ 500
R15897	Hanohano Outrigger Canoe Club	Hanohano Outrigger Canoe	Invoiced	-	-	-	334	371	371	371	371	-	371	371	743	150	-	\$ 3,455
	Ending: 03/31/2015	Beginning: 04/01/2011	PY Actual Inv.	-	301	301	301	334	334	334	312	1,001	1,335	334	334	1,115	-	\$ 6,337
	Function: Outrigger Canoes, Equipment Storage		Minimum	371	371	371	371	371	371	371	371	371	371	371	371	-	-	\$ 4,457
R10296	Hyatt Regency Islandia	CHSP Mission Bay LLC	Invoiced	363,957	351,006	251,160	248,744	196,733	174,034	212,022	232,926	262,875	299,762	258,039	296,203	-	-	\$ 3,147,461
	Ending: 1/31/2056	Beginning: 1/9/2006	PY Actual Inv.	349,516	309,011	227,576	225,692	192,020	181,563	191,621	241,862	247,354	271,159	245,820	291,154	-	-	\$ 2,974,348
	Function: Hotel, Restaurant, Marina, Sportfishing		Minimum	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	181,563	-	-	\$ 2,178,760
R11495	Quivera Rd	Verizon Wireless LLC	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	9,866	-	\$ 9,866
	Ending: 8/31/2022	Beginning: 8/31/2012	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Equipment enclosure and a light standard		Minimum	822	822	822	822	822	822	822	822	822	822	822	822	-	-	\$ 9,866
R00278	Seaforth Sportfishing Corp.	Seaforth Sportfishing Co	Invoiced	179,976	178,715	135,033	86,649	51,867	37,591	45,897	51,520	67,553	59,197	66,747	89,383	-	-	\$ 1,050,128
	Ending: 11/30/2047	Beginning: 11/8/2007	PY Actual Inv.	141,109	129,290	106,484	67,716	36,402	35,721	35,986	33,406	49,142	50,804	63,210	87,142	4,103	-	\$ 840,513
	Function: Sportfishing Headquarters		Minimum	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	45,791	-	-	\$ 549,486
R15097	SD Canoe & Kayak Team	SD Canoe & Kayak Team	Invoiced	-	-	328	-	-	-	-	-	-	-	-	479	145	-	\$ 952
	Ending: 1/31/2015	Beginning: 2/1/2014	PY Actual Inv.	-	247	740	740	740	740	740	328	328	328	328	328	644	-	\$ 6,233
	Function: Storage and Access		Minimum	364	364	364	364	364	364	364	364	364	364	364	364	-	-	\$ 4,371
R13995	Kai Elua Outrigger Canoe Club	Kai Elua Outrigger Canoe	Invoiced	-	124	124	180	138	138	138	138	138	138	138	276	-	-	\$ 1,670
	Ending: 09/30/2015	Beginning: 10/1/2013	PY Actual Inv.	-	-	-	124	124	124	124	124	124	124	124	124	124	-	\$ 1,240
	Function: Outrigger Canoe Storage		Minimum	138	138	138	138	138	138	138	138	138	138	138	138	-	-	\$ 1,656
R14195	SD Alliance for Asian Pacific Islande	SD Alliance for Asian Pa	Invoiced	155	155	155	155	173	173	173	173	173	173	173	345	70	-	\$ 2,243
	Ending: 10/31/2015	Beginning: 11/01/2013	PY Actual Inv.	-	-	-	-	155	155	155	155	155	155	155	155	-	-	\$ 1,240
	Function: Boat Storage		Minimum	173	173	173	173	173	173	173	173	173	173	173	173	-	-	\$ 2,070
R14895	Sportsmen's Seafood Co Inc.	Sportsmen's Seafood Co	Invoiced	17,396	13,147	16,290	8,672	5,908	4,199	4,267	4,000	8,113	8,151	9,261	12,120	-	-	\$ 111,524
	Ending: 11/30/2016	Beginning: 11/27/2013	PY Actual Inv.	-	-	-	-	-	4,000	4,203	4,000	6,007	4,360	9,601	10,777	-	-	\$ 42,948
	Function: Park Related Restaurant, Etc.		Minimum	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	-	-	\$ 37,552
R15796	Reil Sunn Educational Fund, Inc.	Reil Sunn Educational Fu	Invoiced	-	-	-	-	-	-	-	-	173	173	173	345	70	-	\$ 933
	Ending: 02/28/2015	Beginning: 03/01/2014	PY Actual Inv.	-	-	-	-	-	-	-	-	155	155	155	155	155	-	\$ 775
	Function: Boat Storage/Access		Minimum	173	173	173	173	173	173	173	173	173	173	173	173	-	-	\$ 2,070
R17895	SD Parasail Adventures, Inc.	SD Parasail Adventures,	Invoiced	-	-	-	-	1,250	1,250	1,250	1,250	1,250	2,725	-	-	-	-	\$ 8,975
	Ending: 10/31/2017	Beginning: 10/20/2014	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Boat Storage/Access		Minimum	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	\$ 15,000
N/A	Community Rowing of San Diego	Community Rowing of S	Invoiced	-	-	-	-	-	-	-	-	-	-	-	497	-	-	\$ 497
	Ending: 08/31/2015	Beginning: 06/01/2015	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Use of Permit Area		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
R16896	Sprint PCS Assets, Temp South Shore	Sprint PCS Assets, Temp	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	817	-	\$ 817
	Ending: 10/31/2017	Beginning: 10/20/2014	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Boat Storage/Access		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	TOTAL	CY Invoiced		4,372,938	3,852,779	2,100,868	2,071,846	1,652,679	1,822,632	1,451,444	1,761,708	2,377,021	2,345,219	2,276,338	2,874,072	486,100	-	29,445,644
	TOTAL	PY Actual Inv.		4,609,499	4,007,789	2,236,526	2,013,242	1,583,779	1,854,877	1,534,208	1,589,148	2,175,053	2,423,692	2,341,173	3,156,970	245,966	-	29,771,921
	TOTAL	Minimum		1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	1,857,705	-	-	22,292,459

Schedule of Mission Bay Park Lease Revenue

Prepared by: The Office of the City Comptroller
Gina Springer

Account Title: **Mission Bay Park Lease Revenue**
Revenue Account Number: **418108**

Fiscal Year 2014	Unaudited Revenue	
	Invoiced	YTD Cumulative
Audit/Other	\$ 245,966	\$ 245,966
July	\$ 4,609,499	\$ 4,855,465
August	\$ 4,007,789	\$ 8,863,254
September	\$ 2,236,526	\$ 11,099,779
October	\$ 2,013,242	\$ 13,113,021
November	\$ 1,583,779	\$ 14,696,800
December	\$ 1,854,877	\$ 16,551,677
January	\$ 1,534,208	\$ 18,085,885
February	\$ 1,589,148	\$ 19,675,033
March	\$ 2,175,053	\$ 21,850,086
April	\$ 2,423,692	\$ 24,273,778
May	\$ 2,341,173	\$ 26,614,950
June	\$ 3,156,970	\$ 29,771,921 *



* Revenues are based on customer invoices subject to year-end audit adjustments

City Charter Article V, Section 55.2 (a)7

Mission Bay Park Lease Revenues means all revenues collected by the City of San Diego from commercial and non-profit sources within Mission Bay Park, including but not limited to all monetary consideration received under leases of city owned property within Mission Bay Park, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within Mission Bay Park. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.

Mission Bay Lease Revenue - FY2014

Prepared by: Office of the City Comptroller

SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2014 Recorded Revenue												Audit/Other	Total			
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14					
R00270/R15495	SD Mission Bay Boat & Ski Club	SD Mission Bay Boat & Ski Club	Invoiced	-	8,648	8,648	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	9,574	\$	113,036	
	Ending: 04/30/1988	Beginning: 5/1/1981	PY Actual Inv.	8,339	8,339	8,339	8,339	8,339	8,648	8,648	8,648	8,648	8,648	8,648	8,648	8,648	8,648	\$	102,226	
	Function: Power Boat Club		Minimum	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,341	8,341	8,342	8,342	\$	100,070	
R09896	Mission Bay Yacht Club	Mission Bay Yacht Club	Invoiced	-	24,024	24,024	24,024	26,598	26,598	26,598	26,598	26,598	26,598	26,598	26,598	26,598	26,598	47,770	\$	332,621
	Ending: 7/31/2037	Beginning: 8/1/2012	PY Actual Inv.	23,170	23,170	23,170	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	\$	285,721	
	Function: Yacht Club		Minimum	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,171	23,172	23,173	23,173	\$	278,041	
R00061	Dana Inn and Marina	Bartell Hotels	Invoiced	168,934	145,513	90,700	101,952	70,413	73,450	73,450	73,450	90,780	110,323	104,538	130,933	-	-	\$	1,234,436	
	Ending: 11/30/2050	Beginning: 12/1/2000	PY Actual Inv.	160,093	143,419	91,748	92,945	64,476	73,450	73,450	73,450	73,450	73,450	73,450	96,860	130,029	-	\$	1,146,820	
	Function: Hotel, Coffee Shop, Marina		Minimum	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,451	73,452	73,453	73,453	\$	881,406		
R12496	Bahia Resort Hotel	Bh Partnership	Invoiced	215,368	199,098	135,185	88,273	96,250	96,250	98,732	113,124	132,308	126,053	150,602	169,260	124,088	-	\$	1,744,591	
	Ending: 3/31/2031	Beginning: 3/17/1966	PY Actual Inv.	193,004	163,231	8,715	99,310	79,488	84,241	87,968	72,235	113,217	116,024	114,891	151,988	-	\$	1,284,312		
	Function: Hotel, Restaurant, Marina		Minimum	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,053	81,054	81,055	81,055	\$	972,635		
R00184	Hilton San Diego Resort	LHO Mission Bay Rosie Hotel, LP	Invoiced	276,090	258,408	196,557	184,693	136,083	135,281	172,858	177,652	224,543	217,823	210,504	235,616	-	\$	2,426,109		
	Ending: 12/31/2045	Beginning: 1/1/1996	PY Actual Inv.	255,217	237,334	283,769	215,196	135,281	135,281	150,040	146,569	175,971	182,357	186,669	205,670	-	\$	2,309,354		
	Function: Hotel, Restaurant, Dock		Minimum	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,282	135,283	135,283	135,283	\$	1,623,380		
R00002	Driscoll Mission Bay LLC	Driscoll Mission Bay LLC	Invoiced	37,260	34,085	29,501	28,748	28,267	27,496	26,523	26,515	29,795	31,470	35,804	38,866	-	\$	374,330		
	Ending: 3/4/2029	Beginning: 3/5/1979	PY Actual Inv.	41,279	39,626	30,342	27,166	26,447	22,107	26,882	26,444	26,276	27,770	33,572	32,955	-	\$	360,864		
	Function: Boat Repair, Storage, Marina		Minimum	24,503	24,503	24,503	24,503	24,503	24,503	24,503	24,503	24,504	24,504	24,505	24,506	24,506	\$	294,037		
R00354	Dana Landing Marina	Wesco Sales Corp	Invoiced	27,711	27,565	23,259	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	23,546	25,444	-	\$	275,681	
	Ending: 7/31/2020	Beginning: 8/1/1995	PY Actual Inv.	22,343	32,115	23,710	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,478	23,627	-	\$	271,428	
	Function: Marina & Related Uses		Minimum	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,166	21,167	21,168	21,168	\$	253,986		
R00052	Sea World	Sea World, Inc.	Invoiced	2,555,496	2,066,568	910,483	805,484	628,814	937,604	468,670	468,601	879,101	1,064,509	922,897	1,414,807	-	\$	13,123,034		
	Ending: 6/30/2048	Beginning: 7/1/1998	PY Actual Inv.	2,610,400	1,980,653	923,013	846,436	609,788	857,247	463,934	514,353	1,169,984	1,083,151	1,107,983	1,797,989	-	\$	13,964,931		
	Function: Marine Park		Minimum	799,514	799,514	799,514	799,514	799,514	799,514	799,514	799,514	799,515	799,516	799,516	799,517	799,517	\$	9,594,174		
R00139	Everingham Bros Bait Co	Everingham Bros Bait Co	Invoiced	-	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320	\$	51,840	
	Ending: 5/30/2029	Beginning: 5/20/2009	PY Actual Inv.	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$	48,000	
	Function: Retail & Wholesale Live Bait		Minimum	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,001	4,002	4,003	4,003	\$	48,006		
R00253	Mission Bay Aquatic Center	Associated Students SDSU/Regents Of UCSD	Invoiced	-	-	-	-	-	-	-	-	-	-	-	48,963	42,262	-	\$	91,225	
	Ending: 8/31/2023	Beginning: 8/20/2008	PY Actual Inv.	-	32,507	-	-	-	-	-	-	-	-	-	-	-	-	\$	32,507	
	Function: Aquatic Sports Programming		Minimum	-	-	25,988	-	-	-	-	-	-	-	-	-	-	-	\$	25,988	
R00104	Campland On The Bay	Campland, LLC	Invoiced	337,708	264,842	128,290	88,280	84,548	82,387	80,264	86,021	105,443	119,634	138,456	200,052	-	\$	1,715,925		
	Ending: 11/7/2017	Beginning: 11/8/1967	PY Actual Inv.	325,811	249,150	131,992	81,241	80,121	74,515	70,358	73,616	112,425	96,323	122,554	185,915	-	\$	1,604,021		
	Function: Campground		Minimum	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,316	74,317	74,318	74,318	\$	891,786		
R00297	Sportsmen'S Seafood Co Inc	Joseph Busalacchi	Invoiced	8,697	11,559	6,207	4,644	-	-	-	-	-	-	-	-	-	-	\$	31,108	
	Ending: 4/30/2012	Beginning: 5/1/1987	PY Actual Inv.	6,862	9,347	9,352	7,367	3,129	3,129	3,129	3,129	3,129	4,132	4,365	5,050	5,810	-	\$	64,802	
	Function: Park Related Restaurant, Etc.		Minimum	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,130	3,131	3,132	\$	37,558		
R05898	Mission Bay Sportcenter	Gleason, Richard & Debra	Invoiced	25,990	23,249	12,006	7,251	5,795	6,952	6,952	8,959	13,473	15,609	22,530	26,885	-	\$	175,651		
	Ending: 07/20/2031	Beginning: 07/21/2011	PY Actual Inv.	20,894	18,339	10,228	4,347	5,902	4,120	4,300	4,214	7,821	7,470	11,162	15,350	-	\$	114,148		
	Function: Aquatics, Sailing Center		Minimum	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,834	5,835	5,836	5,836	\$	70,006		
R00097	Catamaran Pier	Braemar Partnership/9th & A LP	Invoiced	11,543	10,597	4,181	1,901	1,023	826	871	998	3,284	3,538	4,446	7,400	-	\$	50,610		
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	10,418	9,751	4,437	1,546	798	362	594	709	1,616	1,772	3,054	6,285	-	\$	41,340		
	Function: Dock Facility, Boat Berthing		Minimum	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,979	1,978	1,980	-	\$	23,724		
R00183	SD Paradise Point Resort	LHO Mission Bay Hotel, L.P.	Invoiced	393,178	423,250	269,210	282,967	186,263	156,646	258,653	241,939	275,637	288,684	304,023	365,516	-	\$	3,445,966		
	Ending: 5/31/2050	Beginning: 6/1/2000	PY Actual Inv.	419,478	417,847	195,176	262,242	187,147	152,485	211,202	229,295	279,834	255,034	267,387	353,550	-	\$	3,230,677		
	Function: Hotel & Marina		Minimum	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,667	208,668	208,669	208,669	\$	2,503,998		
R02096	Marina Village	Retirement Fund Trust Of Plumbing	Invoiced	60,855	66,086	57,725	64,149	53,645	52,445	51,170	48,801	53,521	54,727	62,364	61,325	-	\$	686,814		
	Ending: 4/30/2027	Beginning: 5/1/1977	PY Actual Inv.	59,113	64,909	60,107	59,762	53,493	55,343	48,828	48,502	54,565	51,584	59,963	60,128	-	\$	676,297		
	Function: Marina & Shops		Minimum	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,397	39,398	39,399	39,399	\$	472,756		

SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2014 Recorded Revenue												Audit/Other	Total	
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14			
R00087	William D. Evans	Bahia Sternwheelers Inc/02	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	209	\$ 209
	Ending: 9/11/1991	Beginning: 9/12/1986	PY Actual Inv.	5,634	7,947	10,155	7,718	5,634	9,205	5,634	5,634	9,530	2,885	-	-	-	\$ 69,978	
	Function: Sightseeing Boat		Minimum	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,635	5,636	5,637	5,637	\$ 67,617	
R00271	SD Rowing Club/Intercollegiate Rowing	SD Rowing Club/Intercollegiate Rowing	Invoiced	-	1,086	1,086	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	11,603	\$ 24,600
	Ending: 7/31/2013	Beginning: 8/1/1988	PY Actual Inv.	1,048	1,048	1,048	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	\$ 12,919	
	Function: Rowing & Storage Facility		Minimum	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,049	1,050	1,051	1,051	\$ 12,576	
R00096	Catamaran Beach Concession	Braemar Partnership/03	Invoiced	42	42	42	42	42	42	42	42	42	42	42	42	42	-	\$ 500
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	42	42	42	42	42	42	42	42	42	42	42	42	42	\$ 500	
	Function: Chair, Umbrella, Food Concession		Minimum	42	42	42	42	42	42	42	42	42	43	44	45	45	\$ 510	
R04996/R15897	Hanohano Outrigger Canoe Club	Hanohano Outrigger Canoe Club	Invoiced	-	301	301	301	334	334	334	312	1,001	1,335	334	334	1,115	\$ 6,337	
	Ending: 12/31/2012	Beginning: 04/01/2011	PY Actual Inv.	291	291	291	301	301	301	301	301	301	301	301	301	301	\$ 3,585	
	Function: Outrigger Canoes, Equipment Storage		Minimum	274	274	274	274	274	274	274	274	274	275	276	277	277	\$ 3,294	
R10296	Hyatt Regency Islandia	CHSP Mission Bay LLC	Invoiced	349,516	309,011	227,576	225,692	192,020	181,563	191,621	241,862	247,354	271,159	245,820	291,154	-	\$ 2,974,348	
	Ending: 1/31/2056	Beginning: 1/9/2006	PY Actual Inv.	360,736	324,005	220,377	268,336	182,312	165,394	195,967	206,208	247,259	264,163	240,489	275,325	-	\$ 2,950,571	
	Function: Hotel, Restaurant, Marina, Sportfishing		Minimum	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,395	165,396	165,397	-	\$ 1,984,738	
R11495	Quivera Rd	Verizon Wireless LLC	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Ending: 8/31/2022	Beginning: 8/31/2012	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Equipment enclosure and a light standard		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
R00278	Seaforth Sportfishing Corp.	Seaforth Sportfishing Corp.	Invoiced	141,109	129,290	106,484	67,716	36,402	35,721	35,986	33,406	49,142	50,804	63,210	87,142	4,103	\$ 840,513	
	Ending: 11/30/2047	Beginning: 11/8/2007	PY Actual Inv.	102,229	131,082	107,788	71,075	36,463	31,498	32,902	28,371	47,532	47,213	53,334	74,580	-	\$ 764,068	
	Function: Sportfishing Headquarters		Minimum	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	\$ 531,768	
R03495/R15097	SD Canoe & Kayak Team	SD Canoe & Kayak Team	Invoiced	-	247	740	740	740	740	740	328	328	328	328	328	644	\$ 6,233	
	Ending: 1/30/2015	Beginning: 2/1/2014	PY Actual Inv.	238	238	238	247	247	247	247	247	247	247	247	247	-	\$ 2,935	
	Function: Storage and Access		Minimum	-	-	-	-	-	-	-	328	328	328	328	328	-	\$ 1,640	
R12598	Catamaran Beach Concession	Braemar Partnership	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Ending: 11/30/2014	Beginning: 8/15/2013	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Beach chairs, umbrellas and movies		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
R13995	Kai Elua Outrigger Canoe Club	Kai Elua Outrigger Canoe Club	Invoiced	-	-	-	124	124	124	124	124	124	124	124	124	124	-	\$ 1,240
	Ending: 09/30/2014	Beginning: 10/1/2013	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Outrigger Canoe Storage		Minimum	-	-	-	124	124	124	124	124	124	124	124	124	124	-	\$ 1,116
R14195	SD Alliance for Asian Pacific Islanders	SD Alliance for Asian Pacific Islanders	Invoiced	-	-	-	-	155	155	155	155	155	155	155	155	155	-	\$ 1,240
	Ending: 10/31/2014	Beginning: 11/01/2013	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Boat Storage		Minimum	-	-	-	-	155	155	155	155	155	155	155	155	155	-	\$ 1,240
R14895	Sportsmen's Seafood Co Inc.	Sportsmen's Seafood Co Inc.	Invoiced	-	-	-	-	-	4,000	4,203	4,000	6,007	4,360	9,601	10,777	-	\$ 42,948	
	Ending: 11/20/2016	Beginning: 11/27/2013	PY Actual Inv.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Function: Park Related Restaurant, Etc.		Minimum	-	-	-	-	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	-	\$ 25,034
R15796	Rell Sunn Educational Fund, Inc.	Rell Sunn Educational Fund, Inc.	Invoiced	-	-	-	-	-	-	-	-	155	155	155	155	155	-	\$ 775
	Ending: 02/28/2015	Beginning: 03/01/2014	PY Actual Inv.	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	-	\$ #N/A
	Function: Boat Storage/Access		Minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
			TOTAL	4,609,499	4,007,789	2,236,526	2,013,242	1,583,779	1,854,877	1,534,208	1,589,148	2,175,053	2,423,692	2,341,173	3,156,970	245,966	29,771,921	\$ 29,771,921
			TOTAL	4,630,637	3,898,389	2,148,034	2,103,890	1,529,683	1,727,891	1,434,701	1,492,242	2,383,125	2,273,074	2,362,793	3,357,547	-	29,342,005	\$ 29,342,005
			TOTAL	1,720,496	1,720,496	1,746,483	1,720,620	1,723,904	1,723,904	1,723,904	1,724,232	1,724,232	1,724,252	1,724,272	1,724,292	-	20,701,086	\$ 20,701,086

Schedule of Mission Bay Park Lease Revenue

Prepared by: The Office of the City Comptroller

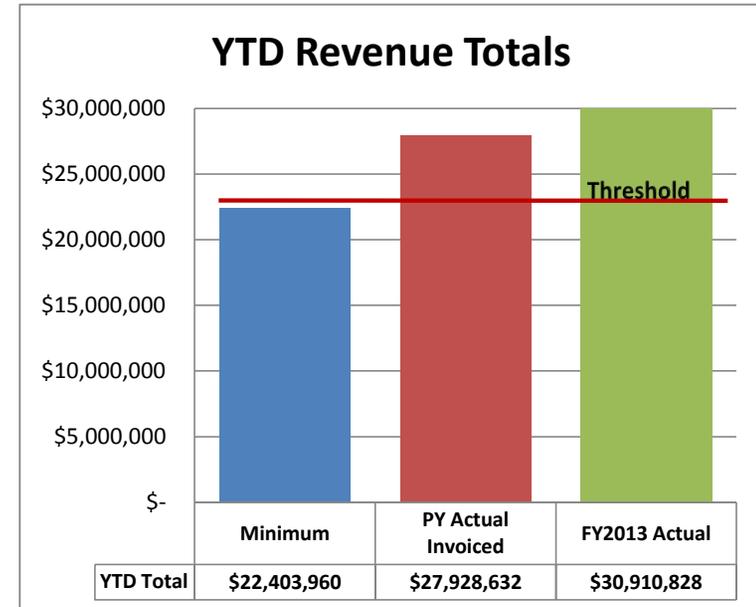
Ken Whitfield, City Comptroller

Account Title: **Mission Bay Park Lease Revenue**

Revenue Account Number: **418108**

Fiscal Year 2013	Unaudited Revenue	
	Invoiced	YTD Cummulative
Audit/Other	\$ 1,533,574	\$ 1,533,574
July	\$ 4,634,736	\$ 6,168,311
August	\$ 3,901,806	\$ 10,070,116
September	\$ 2,151,970	\$ 12,222,087
October	\$ 2,106,716	\$ 14,328,803
November	\$ 1,532,331	\$ 15,861,134
December	\$ 1,730,694	\$ 17,591,829
January	\$ 1,437,349	\$ 19,029,178
February	\$ 1,494,890	\$ 20,524,068
March	\$ 2,385,773	\$ 22,909,841
April	\$ 2,274,398	\$ 25,184,239
May	\$ 2,362,793	\$ 27,547,031
June	\$ 3,363,797	\$ 30,910,828 *

* Revenues are based on customer invoices subject to year-end audit adjustments



City Charter Article V, Section 55.2 (a)7

Mission Bay Park Lease Revenues means all revenues collected by the City of San Diego from commercial and non-profit sources within Mission Bay Park, including but not limited to all monetary consideration received under leases of city owned property within Mission Bay Park, as well as revenue collected from contracts for concessions or any other revenues collected for the use of city owned property within Mission Bay Park. The term does not include revenue from the Mission Bay Golf Course, unless privately leased; mooring fees; any revenues from taxes including but not limited to Transient Occupancy Taxes, sales taxes, possessory interest taxes, property taxes; or permit fees such as park and recreation fees or special event fees to the extent those fees are levied to recover actual costs incurred by the City of San Diego.

Mission Bay Lease Revenue - FY2013

Prepared by: Office of the City Comptroller

SAP #	Business Name	Legal Lessee Name	Revenue Type	FY2012 Recorded Revenue												Audit/Other	Journal Entries		Total	
				Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13		Amount	Ref		
R00270	SD Mission Bay Boat & Ski Club	SD Mission Bay Boat & Ski Club	Invoiced	8,339	8,339	8,339	8,339	8,339	8,648	8,339	8,648	8,339	8,648	8,339	8,648	8,648	618		\$	102,844
	Ending: 04/30/1988	Beginning: 5/1/1981	PY Actual Inv.	-	8,184	8,184	8,184	8,184	8,339	8,339	8,339	8,339	8,339	8,339	8,340	8,340			\$	91,110
	Function: Power Boat Club		Minimum	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,340	8,341	8,342			\$	100,070
R09896	Mission Bay Yacht Club	Mission Bay Yacht Club	Invoiced	23,170	23,170	23,170	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	24,024	21,172		\$	306,893
	Ending: 7/31/2037	Beginning: 8/1/2012	PY Actual Inv.	22,740	22,740	22,740	22,740	22,740	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170			\$	275,889
	Function: Yacht Club		Minimum	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,170	23,171	23,172	23,173			\$	278,041
R00061	Dana Inn and Marina	Bartell Hotels	Invoiced	160,093	143,419	91,748	92,945	64,476	73,450	73,450	73,450	73,450	73,450	73,450	96,860	130,029	-		\$	1,146,820
	Ending: 11/30/2050	Beginning: 12/1/2000	PY Actual Inv.	153,267	126,341	91,858	90,712	60,425	73,450	73,450	48,624	73,450	73,450	77,023	120,511				\$	1,062,561
	Function: Hotel, Coffee Shop, Marina		Minimum	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,450	73,451	73,452	73,453				\$	881,406
R00091	Bahia Resort Hotel	Bh Partnership	Invoiced	193,004	163,231	8,715	99,310	79,488	84,241	87,968	72,235	113,217	116,024	114,891	158,238	80,341			\$	1,370,903
	Ending: 3/31/2031	Beginning: 3/17/1966	PY Actual Inv.	173,947	141,488	98,964	90,561	65,682	66,750	72,075	81,544	112,777	105,551	106,342	134,211				\$	1,249,893
	Function: Hotel, Restaurant, Marina		Minimum	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,052	81,053	81,054	81,055				\$	972,635
R00184	Hilton San Diego Resort	LHO Mission Bay Rosie Hotel, LP	Invoiced	255,217	237,334	283,769	215,196	135,281	135,281	150,040	146,569	175,971	182,357	186,669	205,670	1,784			\$	2,311,138
	Ending: 12/31/2045	Beginning: 1/1/1996	PY Actual Inv.	255,674	229,474	172,822	179,410	128,433	127,761	135,281	151,867	185,844	183,751	171,270	228,161				\$	2,149,748
	Function: Hotel, Restaurant, Dock		Minimum	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,281	135,282	135,282	135,283	135,284				\$	1,623,380
R00002	Driscoll Mission Bay LLC	Driscoll Mission Bay LLC	Invoiced	41,279	39,626	30,342	27,166	26,447	22,107	26,882	26,444	26,276	27,770	33,572	32,955	-			\$	360,864
	Ending: 3/4/2029	Beginning: 3/5/1979	PY Actual Inv.	40,269	35,375	30,387	29,171	27,193	25,251	24,970	28,252	27,170	27,985	31,573	35,396				\$	362,994
	Function: Boat Repair, Storage, Marina		Minimum	24,503	24,503	24,503	24,503	24,503	24,503	24,503	24,503	24,503	24,504	24,505	24,506				\$	294,037
R00354	Dana Landing Marina	Wesco Sales Corp	Invoiced	22,343	32,115	23,710	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,478	23,627	-			\$	271,428
	Ending: 7/31/2020	Beginning: 8/1/1995	PY Actual Inv.	32,028	29,727	24,829	21,165	21,165	21,165	21,165	21,165	21,165	21,165	-	-				\$	234,740
	Function: Marina & Related Uses		Minimum	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,165	21,166	21,167	21,168				\$	253,986
R00052	Sea World	Sea World, Inc.	Invoiced	2,610,400	1,980,653	923,013	846,436	609,788	857,247	463,934	514,353	1,169,984	1,083,151	1,107,983	1,797,989	-			\$	13,964,931
	Ending: 6/30/2048	Beginning: 7/1/1998	PY Actual Inv.	2,407,871	1,942,853	854,939	759,187	500,463	846,173	402,012	487,609	812,205	1,156,792	1,090,882	1,814,548				\$	13,075,533
	Function: Marine Park		Minimum	799,514	799,514	799,514	799,514	799,514	799,514	799,514	799,514	799,514	799,515	799,516	799,517				\$	9,594,174
R00139	Everingham Bros Bait Co	Everingham Bros Bait Co	Invoiced	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-			\$	48,000
	Ending: 5/30/2029	Beginning: 5/20/2009	PY Actual Inv.	4,000	3,600	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000				\$	47,600
	Function: Retail & Wholesale Live Bait		Minimum	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,001	4,002	4,003				\$	48,006
R00253	Mission Bay Aquatic Center	Associated Students SDSU/Regents	Invoiced	-	32,507	-	-	-	-	-	-	-	-	-	-	4,735			\$	37,242
	Ending: 8/31/2023	Beginning: 8/20/2008	PY Actual Inv.	-	31,814	-	-	-	-	-	-	-	-	-	-				\$	31,814
	Function: Aquatic Sports Programming		Minimum	-	-	-	-	-	-	-	-	-	-	2	3				\$	6
R00104	Campland On The Bay	Campland, LLC	Invoiced	325,811	249,150	131,992	81,241	80,121	74,515	70,358	73,616	112,425	96,323	122,554	185,915	-			\$	1,604,021
	Ending: 11/7/2017	Beginning: 11/8/1967	PY Actual Inv.	314,780	223,971	132,040	81,266	76,021	72,184	74,236	75,414	89,869	102,382	118,927	172,973				\$	1,534,063
	Function: Campground		Minimum	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,315	74,316	74,317	74,318				\$	891,786

FY2012 Recorded Revenue																	Journal Entries		Total
SAP #	Business Name	Legal Lessee Name	Revenue Type	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Audit/Other	Amount	Ref	
R00297	Sportsmen'S Seafood Co Inc	Joseph Busalacchi	Invoiced	6,862	9,347	9,352	7,367	3,129	3,129	3,129	3,129	4,132	4,365	5,050	5,810	-			\$ 64,802
	Ending: 4/30/2012	Beginning: 5/1/1987	PY Actual Inv.	7,307	6,544	5,705	6,104	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	7,051			\$ 54,616
	Function: Park Related Restaurant, Etc.		Minimum	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,129	3,130	3,131	3,132				\$ 37,558
R05898	Mission Bay Sportcenter	Gleason, Richard & Debra	Invoiced	20,894	18,339	10,228	4,347	5,902	4,120	4,300	10,214	7,821	7,470	11,162	15,350	7,038			\$ 121,186
	Ending: 07/20/2031	Beginning: 07/21/2011	PY Actual Inv.	16,516	-	9,205	5,366	2,001	116	1,797	2,612	2,558	4,969	7,371	12,879				\$ 65,391
	Function: Aquatics, Sailing Center		Minimum	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,834	5,835	5,836				\$ 70,006
R00097	Catamaran Pier	Braemar Partnership/9th & A LP	Invoiced	10,418	9,751	4,437	1,546	798	362	594	709	1,616	1,772	3,054	6,285	-			\$ 41,340
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	10,944	8,881	3,007	1,492	555	474	517	681	1,029	1,625	1,989	4,244				\$ 35,437
	Function: Dock Facility, Boat Berthing		Minimum	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,978	1,979	1,980				\$ 23,724
R00183	SD Paradise Point Resort	LHO Mission Bay Hotel, L.P.	Invoiced	419,478	417,847	195,176	262,242	187,147	152,485	211,202	229,295	279,834	255,034	267,387	353,550	-			\$ 3,230,677
	Ending: 5/31/2050	Beginning: 6/1/2000	PY Actual Inv.	412,572	391,318	277,017	249,269	158,252	192,440	256,354	158,252	268,551	266,896	345,106					\$ 3,112,365
	Function: Hotel & Marina		Minimum	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,666	208,667	208,668	208,669					\$ 2,503,998
R02096	Marina Village	Retirement Fund Trust Of Plumbing	Invoiced	59,113	64,909	60,107	59,762	53,493	55,343	48,828	48,502	54,565	51,584	59,963	60,128	-			\$ 676,297
	Ending: 4/30/2027	Beginning: 5/1/1977	PY Actual Inv.	60,418	63,553	60,005	61,364	54,636	52,688	49,593	49,948	53,232	55,557	60,542	60,683				\$ 682,219
	Function: Marina & Shops		Minimum	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,396	39,397	39,398	39,399				\$ 472,756
R00086	Bahia Belle I	Bahia Sternwheelers Inc/01	Invoiced	4,100	3,417	3,937	2,826	2,648	2,803	2,648	2,648	2,648	1,324	-	-	569			\$ 29,568
	Ending: 5/31/1996	Beginning: 6/1/1986	PY Actual Inv.	5,878	3,585	3,057	3,160	1,190	2,350	3,075	1,132	2,247	1,998	2,238	3,497				\$ 33,407
	Function: Sightseeing Boat		Minimum	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,648	2,650	2,651					\$ 31,781
R00087	William D. Evans	Bahia Sternwheelers Inc/02	Invoiced	5,634	7,947	10,155	7,718	5,634	9,205	5,634	5,634	9,530	2,885	-	-	1,275			\$ 71,253
	Ending: 9/11/1991	Beginning: 9/12/1986	PY Actual Inv.	4,203	5,456	10,601	10,704	4,033	6,975	3,075	4,060	10,894	8,693	8,626	12,025				\$ 89,346
	Function: Sightseeing Boat		Minimum	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,635	5,636	5,637					\$ 67,617
R00271	SD Rowing Club/Intercollegiate Rowing	SD Rowing Club/Intercollegiate Rowing	Invoiced	1,048	1,048	1,048	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	14,046			\$ 26,965
	Ending: 7/31/2013	Beginning: 8/1/1988	PY Actual Inv.	-	989	989	989	989	1,048	1,048	1,048	1,048	1,048	1,048	1,048				\$ 11,290
	Function: Rowing & Storage Facility		Minimum	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,049	1,050	1,051				\$ 12,576
R00096	Catamaran Beach Concession	Braemar Partnership/03	Invoiced	42	42	42	42	42	42	42	42	42	42	42	42	-			\$ 500
	Ending: 11/30/2014	Beginning: 12/1/2004	PY Actual Inv.	42	42	42	42	42	42	42	42	42	42	42	42				\$ 500
	Function: Chair, Umbrella, Food Concession		Minimum	42	42	42	42	42	42	42	42	42	43	44	45				\$ 510
R04996	Hanohano Outrigger Canoe Club	Hanohano Outrigger Canoe Club	Invoiced	291	291	291	301	301	301	301	301	301	301	301	301	23			\$ 3,609
	Ending: 12/31/2012	Beginning: 04/01/2011	PY Actual Inv.	-	274	274	274	274	274	291	291	291	291	291	291				\$ 3,114
	Function: Outrigger Canoes, Equipment Storage		Minimum	274	274	274	274	274	274	274	274	274	275	276	277				\$ 3,294
R10296	Hyatt Regency Islandia	CHSP Mission Bay LLC	Invoiced	360,736	324,005	220,377	268,336	182,312	165,394	195,967	206,208	247,259	264,163	240,489	275,325	1,392,661			\$ 4,343,232
	Ending: 1/31/2056	Beginning: 1/9/2006	PY Actual Inv.	360,772	308,552	218,784	221,364	181,834	179,097	182,128	221,066	257,185	244,301	243,852	296,761				\$ 2,915,696
	Function: Hotel, Restaurant, Marina, Sportfishing		Minimum	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,394	165,395	165,396	165,397				\$ 1,984,738
R11495	Quivera Rd	Verizon Wireless LLC	Invoiced	-	-	-	-	-	-	-	-	-	-	-	-	9,300			\$ 9,300
	Ending: 8/31/2022	Beginning: 8/31/2012	PY Actual Inv.	#N/A				\$ #N/A											
	Function: Equipment enclosure and a light standard		Minimum																\$ -
R00278	Seaforth Sportfishing Corp.	Seaforth Sportfishing Corp.	Invoiced	102,229	131,082	107,788	71,075	36,463	31,498	32,902	28,371	47,532	47,213	53,334	74,580	-			\$ 764,068
	Ending: 11/30/2047	Beginning: 11/8/2007	PY Actual Inv.	107,458	115,830	90,141	54,899	28,435	31,815	31,571	29,389	34,192	39,002	48,635	64,354				\$ 675,722
	Function: Sportfishing Headquarters		Minimum	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314	44,314				\$ 531,768
R03495	SD Canoe & Kayak Team	SD Canoe & Kayak Team	Invoiced	238	238	238	247	247	247	247	247	247	247	247	247	13			\$ 2,948
	Ending: 6/30/2012	Beginning: 12/1/10	PY Actual Inv.	225	225	225	225	225	225	238	238	238	238	238	238				\$ 2,777
	Function: Storage and Access		Minimum	238	238	238	238	238	238	238	238	238	239	240	241				\$ 2,862
			TOTAL	4,634,736	3,901,806	2,151,970	2,106,716	1,532,331	1,730,694	1,437,349	1,494,890	2,385,773	2,274,398	2,362,793	3,363,797	1,524,274	-	-	\$ 30,910,828
			TOTAL	4,390,910	3,700,816	2,119,817	1,901,649	1,349,900	1,704,570	1,251,697	1,436,059	1,980,428	2,336,028	2,276,422	3,349,528	-	-	-	\$ 27,797,824
			TOTAL	1,723,382	1,723,405	1,723,428	1,723,451	-	-	-	\$ 20,680,717								