



THE CITY OF SAN DIEGO

Report to the Mission Bay Park Improvement Fund Oversight Committee

DATE ISSUED: April 1, 2025
TO: Mission Bay Park Improvement Fund Oversight Committee
FROM: Parks and Recreation Department
SUBJECT: Allocation of SeaWorld Settlement Funds

SUMMARY

Should the Mission Bay Park Improvement Fund Oversight Committee approve the recommendation to allocate \$5,283,488 of Mission Bay Park Improvement Funds received from the City's settlement with SeaWorld to the following projects:

- Dusty Rhodes Comfort Station, CIP# B19180, \$425,000
- Dusty Rhodes Parking Lot Improvements, CIP# B19158, \$285,629
- Dusty Rhodes Playground, CIP# B19181, \$9,000
- Mission Bay South Shores General Development Plan, CIP# B20130, \$600,000
- Robb Field Comfort Station Improvements, CIP# B19174, \$2,372,034
- Robb Field Playground, CIP# B19175, \$1,296,825
- South De Anza Basketball Courts and Play Area, CIP# B19173, \$53,000
- South De Anza Parking Lot, CIP# B19162, \$182,000
- Tecolote North Playground Improvements, CIP# B18232, \$60,000

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

Fiscal Impact – The allocation of MBPIF will allow for the identified projects to move to their next stage.

Water and Energy Conservation Status – Not applicable.

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

BACKGROUND

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

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009 under Proposition C, and a subsequent amendment to Charter 55.2 became effective after voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Allocation of SeaWorld Settlement Funds

April 1, 2025

Page 2

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City's General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

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

RECOMMENDED BUDGET ALLOCATIONS

On January 29, 2025, the City entered into a settlement with SeaWorld on lease rent that was owed to the City from 2020. The City received \$8.5 million, which was split between the Mission Bay Park Improvement Fund and the Regional Park Improvement Fund based on the 65/35 percent split that is outlined in Charter Section 55.2, with MBPIF receiving \$5,525,000. Please note that the MBPIF amount has been lowered by \$241,511.70 to \$5,283,488 due to a shortfall in Fiscal Year 2024 revenue shortfall. Addressing the shortfall by lowering the funds allocated through this action, allows all MBPIF-funded projects to continue without interruption. Department staff recommends the available MBPIF be allocated to the projects listed in this report. The allocations, which if approved, would be added to the City's CIP through a separate council action, are recommended to be as follows:

- *Dusty Rhodes Comfort Station, CIP# B19180, \$425,000*

Scope: This project provides for design and construction to replace the existing comfort station at Dusty Rhodes Park. The existing comfort station is to be replaced with a new pre-fabricated comfort station with unisex stalls.

Financial: To date, \$2,340,334 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. It is anticipated to start construction in January 2026 and be complete in August 2026. These funds would fully fund construction.

- *Dusty Rhodes Parking Lot Improvements, CIP# B19158, \$285,629*

Scope: This project provides for the repaving of Dusty Rhodes parking lots. It will provide new stripping but maintain the existing stripping layout and number of spaces. It is anticipated the existing pavement will need to be removed. Drainage issues will need to be evaluated and ADA considerations taken.

Financial: To date, \$1,500,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. It is anticipated to start construction in January 2026 and be complete in August 2026. These funds would fully fund construction.

- *Dusty Rhodes Playground, CIP# B19181, \$9,000*

Scope: This project provides for the replacement and possible expansion of the existing playground within Dusty Rhodes Park. The playground improvements are to provide play structures for children two to 12 years of age, either as separate play areas or combined into one larger play structure. The playground area shall adhere to universal play principles and shall avoid thematic play unless thematic play is desired by the Dusty Rhodes Recreation Advisory Group.

Financial: To date, \$4,462,620,99 has been allocated to this project, all of it MBPIF.

Status: This project is currently in design. It is anticipated to start construction in January 2026 and be complete in August 2026. These funds would fully fund construction.

- *Mission Bay South Shores General Development Plan, CIP# B20130, \$600,000*

Scope: This project provides for a GDP to refine the uses for the remaining undeveloped and developed areas of South Shores and determine the best uses of the space to see if additional uses can be facilitated here, including possible activities on the future boat launch facility and areas adjacent to the landfill. It would examine any uses that cannot be accommodated at Fiesta Island.

Financial: To date, \$915,000 has been allocated to this project. This would be the first allocation of MBPIF.

Status: This project is currently in the General Development Phase, which is anticipated to be completed in August 2026. These funds would fully fund that effort.

- *Robb Field Comfort Station Improvements, CIP# B19174, \$2,372,034*

Scope: This project provides for the replacement of the existing comfort station located in the Ocean Beach Athletic Area, also known as Robb Field. This particular comfort station is referred to as the old comfort station within the park and is more specifically located on the east side of the park's entry drive of Bacon St. The new comfort station should, at a minimum, match the capacity of the existing comfort and shall include larger storage room(s) as determined by Parks and Recreation staff. The existing comfort station contains 2 electric rooms so the new comfort station shall also accommodate the needs of the existing electrical systems. The project shall include all path of travel improvements from the parking lot to the comfort station.

Financial: \$2,166,000 has been allocated to this project to date, all of that MBPIF.

Status: This project is currently in design. The recommended funding allocation of MBPIF will go toward construction.

- *Robb Field Playground, CIP# B19175, \$1,296,825*

Scope: This project provides for the replacement and possible expansion of the existing playground within the Ocean Beach Athletic Area, commonly referred to as Robb Field. The playground improvements are to provide play structures for children two to 12 years of age as separate play areas. The playground area shall adhere to universal play principals and shall avoid thematic play, unless desired by the Robb

Filed Recreation Advisory Group. Play area improvements are to include accessible picnic facility.

Financial: To date, \$709,000 has been allocated to this project, \$567,675 of it MBPIF.

Status: This project is currently in design. It is anticipated to start construction in July 2026 and be complete in December 2027. The recommended funding allocation of MBPIF will go toward construction.

- *South De Anza Basketball Courts and Play Area, CIP# B19173, \$53,000*

Scope: This project provides for the replacement of the existing playground and repair of the existing asphalt basketball courts within the area known as Playa Pacifica near the old visitors' center off East Mission Bay Drive in Mission Bay Park.

Financial: To date, \$4,838,327.08 has been allocated to this project, all of it MBPIF.

Status: This project is currently in bid and award. It is anticipated to start construction in July 2025 and be complete in October 2026. These funds would fully fund construction.

- *South De Anza Parking Lot, CIP# B19162, \$182,000*

Scope: This project provides for the repair and resurfacing of the North parking lot at Playa Pacifica, in Mission Bay adjacent to De Anza Boat Launch. The project will also construct an extension of the concrete boat launch ramp (approximately 4,000 square feet of full depth replacement) and ADA path of travel improvements including curb ramps, and re-striping accessible parking spaces.

Financial: To date, \$4,149,000 has been allocated to this project, all of it MBPIF.

Status: This project is currently in bid and award. It is anticipated to start construction in July 2025 and be complete in October 2026. These funds would fully fund construction.

- *Tecolote North Playground Improvements, CIP# B18232, \$60,000*

Scope: This project provided for the design and construction of a new playground at Tecolote North. The playground was designed to include play areas for various age groups. Picnic facilities and shade shelters were included to accommodate group gatherings such as birthday parties. The path of travel from the parking lot to the playground was also addressed.

Financial: To date, \$2,994,443 has been allocated to this project, all of it MBPIF.

Status: This project is in the maintenance and monitoring period. Final closeout is anticipated in Fiscal Year 2025. These funds would fully fund post-construction activities.

RECOMMENDATIONS

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

ALTERNATIVES

Allocation of SeaWorld Settlement Funds

April 1, 2025

Page 5

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

Respectfully submitted,

Karen Dennison

Approved by:

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Assistant Director
Parks and Recreation Department

Prepared by:

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Parks and Recreation Department