

ATTENTION:Natural Resources and Culture Committee....REPORT NO. 00-144
Agenda of July 19, 2000

SUBJECT: Mission Bay Park Lease Restrictions

SUMMARY

Issue - Should the Committee recommend the revision of Council Policy 700-08 to include both commercial and non-profit leases when calculating the 25% limit of leased acreage in Mission Bay Park?

Manager's Recommendation - Do not revise Council Policy 700-08 at the present time. Defer action on this item until the survey of Mission Bay Park is completed when the Committee will be able to review the total acreage of Mission Bay Park including all leasehold acreage.

Other Recommendations - None.

Fiscal Impact - None with this action.

BACKGROUND

At the November 3, 1999 meeting of the Committee on Natural Resources and Culture, the City Attorney was asked to review a prior City Attorney opinion regarding the inclusion of non-profit leases in the 25% limit on leased acreage of land in Mission Bay Park. At the June 7, 2000 meeting of the Committee on Natural Resources and Culture, the City Attorney confirmed the previous opinion that City Charter Section 55.1 applies to commercial leasehold acreage only and does apply to non-profit leases. Notwithstanding Charter Section 55.1, the Committee directed the City Manager to return with draft language amending Council Policy 700-08 to include non- profit leases in the 25% limit on leased acreage of land in Mission Bay Park.

DISCUSSION

An amended Mission Bay Park Policy has been drafted that will include all leasehold acreage, both commercial and non-profit, in calculating the 25% lease limitation, as shown in Exhibit A.

The following is a listing of all commercial and non-profit leaseholds currently existing in Mission Bay Park:

Commercial Leaseholds Acreage
Sea World Inc. 173.23 land, 17.02 water
De Anza Harbor Resort 69.9 land, 6.29 water
Paradise Point 43.95 land, 6.59 water

Mission Bay Golf Center	45.8 land
Marina Village	18.80 land, 17.5 water
Campland on the Bay	21.14 land, 5.76 water
Hyatt Islandia	9.45 land, 9.38 water
San Diego Hilton	17.66 land, 0.36 water
Bahia Hotel	13.27 land, 2 water
Seaforth Sportfishing	6.26 land, 11.99 water
Mission Bay Marina	3.9 land, 4.4 water
Dana Inn	7.97 land, 2.43 water
Dana Landing	3.1 land, 4.38 water
San Diego Visitors Information Center.....	2.16 land
Sportsmen's Seafood, Inc.	0.75 land, 0.46 water
Mission Bay Sportscenter	0.56 land
Quivira Bait Barge	0.21 water
Catamaran Pier	0.72 land, 0.9 water
Catamaran Beach	0.22 land
Total Commercial Leased Acreage.	438.93 land, 89.67 water

Non-Profit Leaseholds Acreage

Mission Bay Yacht Club	6.1 land, 5.65 water
San Diego Mission Bay Boat and Ski Club	4 land, 0.25 water
United States Government	1.84 land
SDSU and UCSD	0.52 land
San Diego Rowing Club	1.07 land
Boy Scouts	0.5 land
Total Non-profit Leased Acreage....	14.03 land, 5.90 water

The total Mission Bay Park acreage, based upon current survey information, is 4,248.93 acres. This includes 1,887.02 acres land and 2,228.18 acres water.

There are also a significant number of activities that occur in Mission Bay Park under operating agreements and special-use permits as well as a number of City facilities. A list of these operations and facilities follows. These lists are not intended to be exhaustive, but rather, illustrative of the types of activity that occurs in Mission Bay Park.

Special-Use Permits/Operating Agreements

- Robb Field (Ocean Beach Athletic Area) - 12 lighted tennis courts
- Mission Bay Athletic Area - 8 tennis courts

Other City facilities

- Robb Field (Ocean Beach Athletic Area)
 - recreation center
 - skateboard facility
 - softball fields - 8
 - multi-purpose fields (soccer, rugby, etc .)- 4
 - basketball courts - 2
 - tot lot/playground area

- sand volleyball court
- Santa Clara Recreation Center
 - recreation Center
 - lighted tennis court
 - half court basketball courts - 2
 - unlighted softball field
 - small tot lots/playgrounds - 2
- Mission Bay Athletic Area
 - ballfields (1 baseball, 3 softball)
- Public Restrooms - 27
- Public boat launch ramps including docks - 5
- Childrens' playgrounds/tot lots - 11
- Outdoor basketball courts - 4
- Model yacht basin
- Youth campground with restroom at Fiesta Island
- Par Fitness courses - 2
- Outdoor picnic shelters - 4
- Boat moorings and bars
- Harbor Police Headquarters
- Lifeguard Services Headquarters
- Coastal Parks Division Headquarters
- Over-the-line sand area (Fiesta Island)
- Public swim areas - 8
- Public recreational vehicle dump stations - 2
- Designated water ski area
- Designated personal water craft use areas - 2
- Sand volleyball courts - 3

In addition, there are other activities that take place within Mission Bay Park that are temporary, or seasonal, in nature. These include boat races, water skiing competitions, the crew classic, sailing events, the Over-The-Line tournament, volleyball tournaments, and a wide variety of sporting events.

A comprehensive survey of Mission Bay Park is currently in progress with an anticipated completion date of September 5, 2000. The survey will provide figures for the total number of land and water acres in Mission Bay Park as well as the acreage associated with all commercial and non-profit leaseholds contained within the Park.

CONCLUSION

The issue before the Committee is whether or not to amend Council Policy 700-08 to include both commercial and non-profit leases when calculating the 25% limit of leased acreage in Mission Bay Park. The ability of the Committee to fully discuss the ultimate impacts of such an amendment will be enhanced upon the completion of the Mission Bay Park survey currently in progress. At that time, the Committee will have verified figures for the complete acreage of the Park, as well as for each individual leasehold, both commercial and non-profit. Therefore, the recommendation of the Manager is to defer action on amending Council Policy 700-08 until the survey of Mission Bay Park is completed.

ALTERNATIVE

Approve the amendment to Council Policy 700-08 as drafted.

Respectfully submitted,

Tim C. Rothans Approved: George I. Loveland
Management Assistant to the City Manager..... Assistant City Manager

ROTHANS/csn-d

Attachment: Revised Council Policy 700-08

Note: Attachment not available in electronic format. A copy is available for review in the Office of the City Clerk.

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