



Date of Notice: June 11, 2018

**PUBLIC NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
AND
A SCOPING MEETING
PLANNING DEPARTMENT**

PUBLIC NOTICE: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on June 11, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

and on the Planning Department website at:

<https://www.sandiego.gov/planning/programs/ceqa>

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Planning Department on **Wednesday, June 20, 2018 from 5:00 PM to 7:00 PM at the Mission Bay High School Auditorium and Cafeteria located at 2475 Grand Ave, San Diego, CA 92109. Please note that depending on the number of attendees, the meeting could end earlier than 7:00 PM.** The public scoping meeting will commence with a brief introductory presentation followed by an open house format providing opportunities for questions. Written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting. Comment cards will be provided. Please note that verbal comments will not be documented during the meeting.

Written/mail-in comments may also be sent to the following address: **Sara Osborn, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or e-mail your comments to PlanningCEQA@sandiego.gov with the **Project Name in the subject line** within 30 days of the date of the Public Notice above (July 11, 2018). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

PROJECT NAME: De Anza Cove Amendment to the Mission Bay Park Master Plan
COMMUNITY PLAN AREA: Mission Bay Park
COUNCIL DISTRICT: 2

PROJECT DESCRIPTION:

Project Area

The proposed project area is located in the northeast corner of Mission Bay Park in the City of San Diego; see Figure 1, Regional Location Map and Figure 2, Vicinity Map. The proposed project area includes the Kendall–Frost Marsh Reserve/Northern Wildlife Preserve (KFMR/NWP); Campland on the Bay (Campland) areas; the Mission Bay Tennis Center, Athletic Fields, and Golf Course; Regional Parkland; and the De Anza Cove Area, which was formerly known as the De Anza Special Study Area as designated in the Mission Bay Park Master Plan (MBPMP).

The KFMR/NWP is bordered on the west and north by residential development and roadways, on the east by Campland, and on the south by Mission Bay. KFMR/NWP consists mostly of vegetated wetland. Campland is located directly east of KFMR/NWP. Campland is located on City-owned land and is currently a leasehold and privately operated, recreational vehicle (RV) and tent camping area with condominiums along the northern and western boundaries. The De Anza Cove Area is located directly to the east of Campland and Rose Creek and south of North Mission Bay Drive. The De Anza Cove Area consists of an abandoned mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, driveways), an existing campground for 200 RV sites, Mission Bay Regional Park, and a public beach and parking area. North Mission Bay Drive bisects the De Anza Cove Area and recreational areas to the north. The recreational areas include the Mission Bay Tennis Center, Athletic Fields, and Golf Course.

Project Components

The MBPMP recommends that the revitalization of De Anza Cove should serve regional recreation needs, including guest housing (recreational vehicles and other low cost camping facilities); contribute to the park's water quality, including creating additional wetlands; facilitate hydrologic improvements to safeguard the viability of marsh areas; provide a waterfront trail, viewing areas, and other passive recreational features to enhance public use of the area; and ensure leaseholds support the Mission Bay recreation use. The proposed project seeks to implement the recommendations of the MBPMP.

Kendall–Frost Marsh Reserve/Northern Wildlife Preserve

The project proposes to expand the existing KFMR/NWP to the east where Campland currently exists, as recommended in the adopted MBPMP; see Figure 3, Site Plan. The proposed project would replace the existing Campland area with habitat area, including a combination of wetlands and upland habitat. The expanded marshland habitat area would be approximately 80 acres.

Mission Bay Tennis Center, Athletic Fields, and Golf Course

The northern and eastern portion of the proposed project area is currently programmed with active recreational facilities. The project proposes to retain the existing recreational uses, which include the Golf Course (currently operated and managed by the City of San Diego), the Athletic Fields and the Tennis Center. While existing recreational opportunities would be retained, several facilities would be upgraded and relocated for better functionality and to enhance public accessibility, and a City ranger station would be added to the area designated for the tennis center.

De Anza Cove Area

The De Anza Cove Area is located south of North Mission Bay Drive and east of Rose Creek Channel. The land uses proposed within this area include guest housing, regional parkland,

wetland/marshland/natural recreation, upland/developed and coastal landscape recreation areas, potential leases, beach and water quality features, which are further explained below; see Figure 3, Site Plan.

Guest Housing

The proposed project would replace the RV campground and vacated De Anza Mobile Home Park with low-cost guest housing. The low-cost guest housing would allow for up to 500 camping sites for RVs, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Surface parking would be provided as needed to meet City requirements for the guest housing component.

Regional Parkland, Potential Leases and Beach

The existing Regional Parkland would be enhanced by new recreational amenities and opportunities. A supervised swimming beach area would be provided at the west end of the Cove. The swimming area will be protected by buffers/safety measures that would separate the swimmers from the boat users. A boat rental facility/dock area is proposed at the east end of the Cove. In the center, recreational amenities would include a passive, "Open Green" area and an "Adventure Play" area. A snack shack, restrooms, and picnic shelters would be provided to support the recreational activities. Additionally, the beach area is proposed to be expanded; see Figure 3, Site Plan. Surface parking would be provided as needed to meet City requirements for the recreational areas.

Wetland/Marshland/Natural Recreation

The wetland/marshland/natural recreation area would be comprised of both habitat areas and naturally vegetated recreational areas and would create a natural interface with the cove and enhance water quality in the bay.

Upland/Developed and Coastal Landscape Recreation Area

The Upland/Developed area and Coastal Landscape Recreation areas would accommodate a proposed multi-use path, mounded landform and iconic overlook. The mounded landform would feature an elevated, iconic overlook facility. The mounded landform would be accessible from the waterfront trail. Within in this area, passive recreation amenities such as overlooks, pathways, picnic areas and interpretive signs could be located. This area would serve as a buffer between guest housing and wetland/marshland/natural recreation.

Water Quality Features

Water quality enhancing features are proposed along the outer perimeter of the proposed guest housing and recreational areas. The proposed water quality basins would capture and treat stormwater before flowing into Mission Bay. New water quality basins will be located to treat the entire proposed project area per Local and State requirements.

Circulation and Access

Circulation and access adjacent to and within the proposed project area consists of facilities that serve vehicular, watercraft, and active transportation modes.

Vehicular Access

There are two main points of vehicular access to the proposed project area. The northern point of

entry for vehicles is located on Grand Avenue that allows vehicles to enter the Mission Bay Athletic Fields. The eastern entry, and primary entry to the proposed project is located at the intersection of Mission Bay Drive and North Mission Bay Drive. North Mission Bay Drive heads west from this intersection and is the main roadway serving the existing uses in the study area, including the Mission Bay Golf Course, and Mission Bay RV resort in De Anza Cove.

Watercraft Access

Watercraft access will be provided to the east end of De Anza Cove to the proposed Boat Rental facility. The existing boat ramp at the west end of De Anza Cove will be removed and non-motorized personal watercraft will have access near the Boat Rental facility.

Active Transportation, Circulation and Access

Pedestrians and bicyclists access the proposed project area via the Rose Creek Trail from the north. In addition, bicycles and pedestrians can use the Rose Creek bridge and traverse the proposed project area completely in the east-west direction. The proposed waterfront trail would run along the perimeter of the proposed project area at De Anza Cove and would increase bike and pedestrian access throughout the Park. On the east side of the Golf Course, an existing pedestrian pathway will be enhanced to allow for pedestrian and bicycle circulation and access. Due to school district fencing and perimeter control, there is no pedestrian or bicycle access to and from Mission Bay High School. Fencing also prevents access to the KFMR/NWP.

An enhanced pedestrian and bike waterfront trail would be located within the “100-foot buffer/public use zone” along the east side of Rose Creek frontage along the tennis courts and ball fields. A proposed pedestrian and bike waterfront trail would enhance connectivity to the adjacent community, the proposed Balboa Avenue Trolley Station, and to the greater Mission Bay Park. The pedestrian and bike waterfront trail would parallel the perimeter of the low-cost guest housing area, offering viewing areas and overlooks of Rose Creek, the adjacent proposed/expanded Habitat Area and Mission Bay. The waterfront trail would connect the guest housing area with the regional park facilities, restaurant(s) and boat rental facilities that are proposed within De Anza Cove, as well other parks uses to the south. In addition, water quality features would be strategically located along the waterfront trail.

APPLICANT: City of San Diego, Planning Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Biological Resources, Transportation, Air Quality, Greenhouse Gas Emissions, Noise, Historical & Tribal Cultural Resources, Visual Effects and Neighborhood Character, Health & Safety, Hydrology and Water Quality, Public Services and Facilities, Public Utilities, Energy, Geology and Soils, Recreation, Energy, and Paleontological Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact Sara Osborn at (619) 236-6368. For information regarding public meetings/hearings on this project, contact the Project Manager, Scott Sandel, at (619) 235-5204. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **June 11, 2018.**

Alyssa Muto
Deputy Director
Planning Department

DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Regional Location Map
Figure 2: Vicinity Map
Figure 3: Site Plan



SOURCE: City San Diego 2018; ESRI 2018



SOURCE: City San Diego 2018; SANGIS 2017, 2018

FIGURE 2

Vicinity

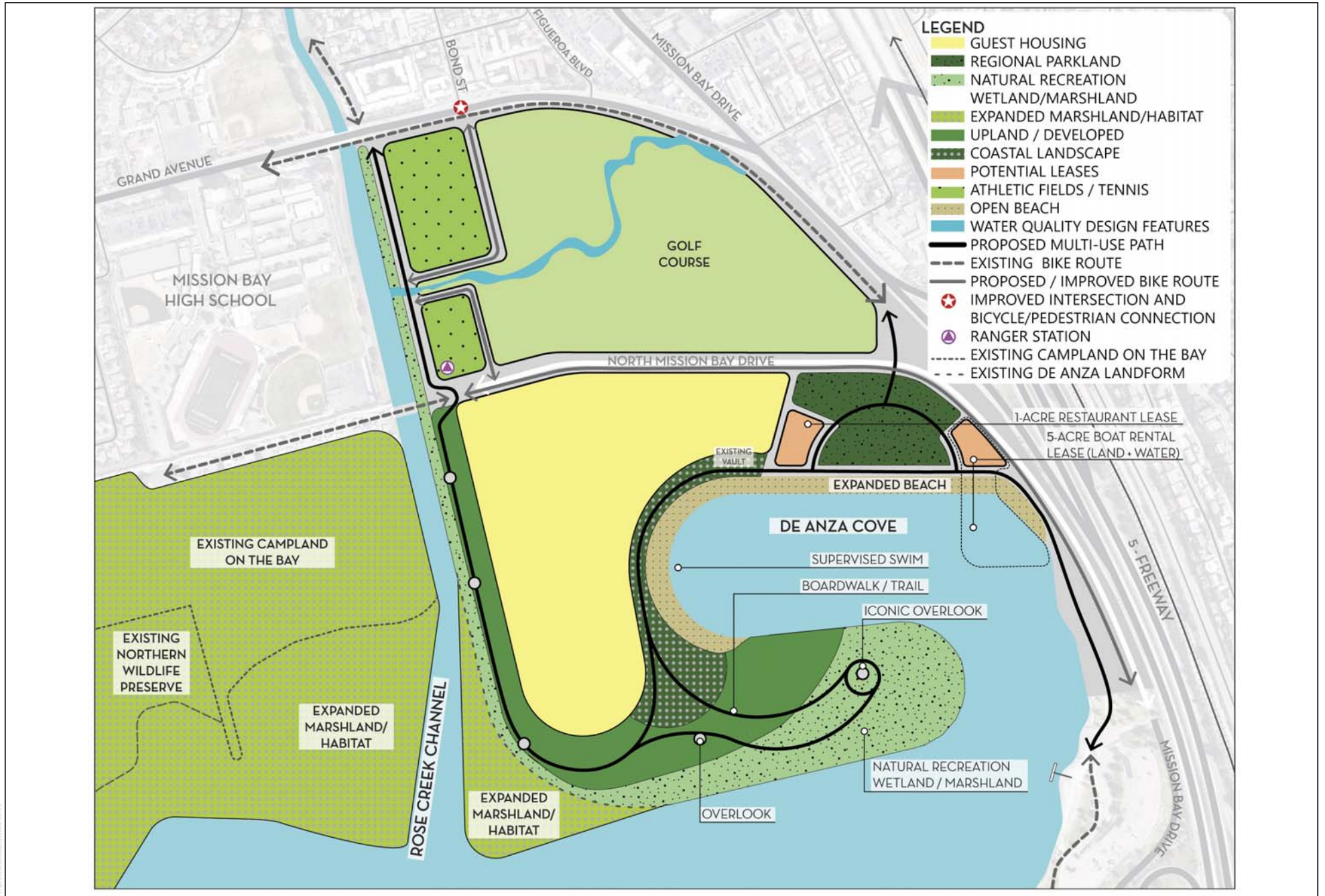


FIGURE 3
Site Plan

Distribution:

FEDERAL GOVERNMENT

U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service
U.S. Army Corps of Engineers

STATE GOVERNMENT

Caltrans, District 11
California Department of Fish and Wildlife
CAL Recycle
California Environmental Protection Agency
Department of Toxic Substance Control
California Natural Resources Agency
California Regional Water Quality Control Board
State Clearinghouse
California Coastal Commission
California Air Resources Board
California Transportation Commission
California Department of Transportation
California Boating and Waterways
California State Coastal Conservancy
Native American Heritage Commission
California Energy Commission
California Department of Conservation

COUNTY OF SAN DIEGO

Vector Control
Air Pollution Control District
County of San Diego Department of Planning and Development Services
County Water Authority
Hazardous Materials Management Division
Department of Environmental Health – Land and Water Division

CITY OF SAN DIEGO

Mayor's Office
Councilmember Bry, District 1
Councilmember Zapf District 2
Councilmember Ward, District 3
Councilmember Cole, District 4
Councilmember Kersey, District 5
Councilmember Cate, District 6
Councilmember Sherman, District 7
Councilmember Alvarez, District 8
Councilmember Gómez, District 9
Planning Department
 M. Hansen
 T. Tomlinson
 A. Muto
 L. Black
 S. Sandel

S. Osborn
R. Malone
M. Herrmann
S. Hajjiri
C. Mercado
M. Cedeño
D. Monroe
K. Forburger
K. Stanco

Development Services Department
Environmental Services Department
Parks and Recreation Department
Public Utilities Department
Public Works Department
Real Estate Assets Department
San Diego Fire-Rescue Department
San Diego Police Department
Transportation & Storm Water Department
Civic San Diego
Park and Recreation Board – Design Review Committee
Fire and Life Safety Services
San Diego Fire – Rescue Department Logistics
Library Department – Government Documents
Central Library
Balboa Branch Library
Clairemont Branch Library
Linda Vista Branch Library
North Clairemont Branch Library
Ocean Beach Branch Library
Pacific Beach / Taylor Branch Library
Point Loma / Hervey Branch Library
Park and Recreation Board
Historical Resources Board
Wetlands Advisory Board
Park Development
Mission Bay Park Committee
P. Robinson
K. Konopasek
D. Potter
C. Hedgecock
D. Walter
G. Ingolia
W. Earley
R. Anderson
J. Greene

OTHER AGENCIES, ORGANIZATIONS AND INDIVIDUALS

San Diego Association of Governments
San Diego County Regional Airport Authority
Metropolitan Transit System
San Diego Gas & Electric

Metropolitan Transit System
San Diego Unified School District
Sarah Hudson
San Diego Chamber of Commerce
The San Diego River Park Foundation
The San Diego River Coalition
Sierra Club
Neighborhood Canyon Creek and Park Groups
San Diego Natural History Museum
San Diego Audubon Society
Mr. Jim Peugh
San Diego River Conservancy
Environmental Health Coalition
California Native Plant Society
San Diego Coast and Baykeeper
Citizens Coordinate for Century 3
Endangered Habitats League
San Diego Tracking Team
League of Women Voters
Community Planners Committee
Carmen Lucas
South Coastal Information Center
San Diego Archaeological Center
San Diego Natural History Museum
Save Our Heritage Organisation
Ron Christman
Clint Linton
Frank Brown, Inter-Tribal Cultural Resources Council
Campo Band of Mission Indians
San Diego Archaeological Society Inc.
Kuumeyaay Cultural Heritage Preservation
Kuumeyaay Cultural Repatriation Committee
Native American Distribution
 Barona Group of the Capitan Grande
 Campo Kumeyaay Nation
 Ewiiapaayp Tribal Office
 Inaja Band of Mission Indians
 Jamul Indian Village
 La Posta Band of Mission Indians
 Manzanita Band of the Kumeyaay Nation
 Sycuan Band of the Kumeyaay Nation
 Viejas Band of Mission Indians
 Mesa Grande Band of Mission Indians
 San Pasqual Band of Mission Indians
 Santa Ysabel Band of Diegueno Indians
 La Jolla Band of Mission Indians
 Pala Band of Mission Indians
 Pauma Band of Mission Indians
 Pechanga Band of Mission Indians
 Rincon Band of Luiseno Indians
 San Luis Rey Band of Luiseno Indians

Los Coyotes Band of Mission Indians
 Balboa Park Committee
 Barrio Logan Community Planning Group
 Rancho de los Peñasquitos Planning Board
 Black Mountain Ranch
 Rancho Peñasquitos
 Torrey Highlands
 Carmel Mountain Ranch / Sabre Springs Community Committee
 Carmel Valley Community Planning Board
 Fairbanks Country Club
 Pacific Highlands Ranch
 Via de la Valle
 City Heights Area Planning Committee
 Clairemont Community Planning Group
 College Area Community Planning Board
 Del Mar Mesa Community Planning Board
 Downtown Community Planning Council
 Eastern Area Communities Planning Committee
 Chollas Valley Community Planning Group
 Greater Golden Hill Planning Committee
 Kearny Mesa Planning Group
 Kensington-Talmadge Planning Group
 La Jolla Community Planning Association
 Linda Vista Planning Group
 Midway/Pacific Highway Community Planning Group
 Mira Mesa Community Planning Group
 Miramar Ranch North Planning Committee
 Mission Beach Community Precise Planning Board
 Mission Valley Planning Group
 Navajo Community Planners, Inc.
 Normal Heights Community Planning Committee
 North Park Planning Committee
 Ocean Beach Planning Board
 Old Town San Diego Community Planning Group
 Otay Mesa Planning Group
 Otay Mesa Nestor Community Planning Group
 Pacific Beach Planning Group
 Pacific Beach Town Council
 Peninsula Community Planning Board
 Rancho Bernardo Community Planning Board
 Scripps Ranch Planning Group
 Rancho Encantada
 Scripps Miramar Ranch
 San Pasqual – Lake Hodges Planning Group
 San Ysidro Community Planning Group
 Serra Mesa Planning Group
 Skyline – Paradise Hills Community Planning Committee
 Southeastern San Diego Planning Group
 Tierrasanta Community Council
 Torrey Hills Planning Group
 Torrey Pines Community Planning Board

University Community Planning Group
Uptown Planners
Beautiful Pacific Beach
Discover Pacific Beach
Mission Bay Gateway Project
Mission Bay High School
Campland on the Bay
Community Health Improvement Partners
Equinox Center
The San Diego Foundation
Friend of Mission Bay Marshes
Friends of Rose Creek
Rose Creek Watershed Alliance
Surfrider Foundation – San Diego Chapter
Mission Bay Park Lessees Association
Mission Bay Golf Course
Municipal Golf Association
Mission Bay Aquatic Center
Mission Bay Rowing Association
Mission Bay Yacht Club
Pacific Beach Tennis Club
ReWild Mission Bay
Fiesta Island Dog Owners Association (FIDO)
Asha Bleier
Carey Fernandes
Matthew Valerio
Shawn Shamlou
Mark Teague
Devon Muto
Susan Asam
Robert Kay
Interested Parties List (available upon request)