

# Assessment Summary

## Summary

Fiesta Island Dog Owners (FIDO) identified a variety of potential sites throughout Mission Bay as alternative sites for locating a paddling facility currently proposed for Fiesta Island. The site would serve outrigger, paddling, dragon boat clubs as well as a site to support launching and staging of other paddlecraft such as kayaks and rowing sculls by groups or by individuals not affiliated with groups. The sites were identified by FIDO and can be seen on Figure 1 below. The numbering system does correspond to the rankings discussed on the following pages. Note the relative distances to the Ocean and flood control channel. This distance, and the water use areas traveled through, are key criteria discussed on the following pages.

<b>1. Mariner's Point</b>	<b>2. Southwest Beach, Fiesta Island</b>	<b>3. Vacation Isle South Cove</b>	<b>4. Vacation Isle North Cove</b>	<b>5. Mission Bay Aquatic Center</b>	<b>6. Rose Marie Starns South Shores</b>	<b>7. San Diego Rowing Club</b>	<b>8. Fiesta Island Youth Camp</b>	<b>9. Campland on the Bay</b>	<b>10. Mission Bay Ski Club</b>
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Figure 1: Site Locations





The following pages provide an evaluation of each of the proposed sites, including the proposed site found on the southwest portion of Fiesta Island. These 10 sites, as well as the majority of the criteria listed in these tables, were identified by FIDO. Two additional criteria were added under this review including: 1) Beach and launch area protected from prevailing winds and 2) Compatibility with current leases, users or future designations. One criteria was dropped: 1) Fresh water to rinse, since this was not considered to be a major determinant for site selection. One criteria was modified: Calm and clear water (minimal adjacent motorized activity *with good water quality*) was modified by adding the water quality phrase. The remaining criteria remained the same. These changes came about as a result of professional input and discussions with representatives of the paddling groups.

Table 1 below, summarizes the rankings of each of the sites. A weighting system was also added to allow certain criteria to be given more weight than others. The resultant raw score is based on the simple addition of criteria points, while the weighted score is based on multiplying the raw scores by the weighting factor. The sites in the table, as well as the arrangement of the following pages, are shown in relative order of their potential for use as a major paddling site. Please refer to each of the site summary pages to determine how these alternative sites have been ranked and why.

**Table 1: Summary Rankings of Alternative Sites**

	1. Mariner's Point	2. Southwest Beach, Fiesta Island	3. Vacation Isle South Cove	4. Vacation Isle North Cove	5. Mission Bay Aquatic Center	6. Rose Marie Starns South Shores	7. San Diego Rowing Club	8. Fiesta Island Youth Camp	9. Campland on the Bay	10. Mission Bay Ski Club
<b>Weighting Factor (Higher Number is More Important)</b>										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2
<b>Raw Score</b>	20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>	29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>	1	5	4	3		2				

**Ranking Legend**

<b>3</b>	Existing site currently meets this criteria well	<b>0</b>	Will meet if reasonable improvements are constructed
<b>2</b>	Existing site does meets this criteria	<b>-1</b>	Does not meet this criteria well
<b>1</b>	Existing site could meet this criteria with minor improvement or minor approvals	<b>-2</b>	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

\* wind protected by landform or structures from prevailing winds (blowing from the northwest to the southeast) in order to lower wind wakes, blowing sand & increase user comfort)



# 1. Mariner's Point

## Current Use

The current use of Mariner's Point is regional recreation and open beach. It is a large sandy peninsula off of Bonita Cove. The area is often used for large picnics, social events and bbqs for corporate and large public organizations. No real improvements have been made to the sand area in a long period of time, though the adjacent turf areas have been outfitted with large shade structures.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes no change to the land or water use in this area. The adjacent Least Tern site is intended to remain and continue to be protected.

## Major Site Constraints

The tip of Mariner's Point is a Least Tern nesting area and park users must be at least 500 feet away from this protected area. This site does not offer secured storage. In addition, a large homeless population is frequently found here creating security concerns. In order to avoid the Least Tern buffer and to take advantage of existing turf and restroom facilities, the proposed paddling site would need to be located closer to the existing facilities. However, boat drop-off areas and vehicular access to the beach/launch area would be difficult.

## Major Site Amenities

Major site amenities include restrooms, open turf areas large enough for paddling group special events, a comfort station with a beach rinse-off shower, large expanses of beach capable of supporting all beach storage needs, a shallow calm basin for safe launching, and on the peninsula there is open parking in the dirt lot.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
	1.5	3	0	-2	2	2	2	2	3	1	-2
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>	<b>20</b>	<b>18</b>	<b>15</b>	<b>14</b>	<b>12</b>	<b>7</b>	<b>7</b>	<b>10</b>	<b>1</b>	<b>-2</b>	
<b>Weighted Score</b>	<b>29</b>	<b>28</b>	<b>22</b>	<b>21</b>	<b>15.5</b>	<b>11</b>	<b>9.5</b>	<b>7.5</b>	<b>-4.5</b>	<b>-8.5</b>	
<b>Fido Ranking</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>3</b>		<b>2</b>					

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 2. Southwest Beach, Fiesta Island

## Current Use

The Southwest Beach of Fiesta Island is currently used as a fenced dog off-leash area.

## Proposed Use

The Mission Bay Park Master Plan Update 2002 made recommendations to improve this area to a regional parkland with a swimming beach. The FIPPP has modified these plans to include the previously omitted off-leash use, validated as an interim use through ordinance and council policy, until plans and projects are formulated, funded and adopted by council action that may differ from this use.

## Major Site Constraints

Currently the area is undeveloped preventing all access to the site by vehicles, and presenting a minimum walk of 0.3 miles. Steep slopes adjacent to the beach currently present limited access and will require major regrading. No current secured storage facility exists in this area, although the capacity exists to construct one.

## Major Site Amenities

The beach provides plenty of capacity for storage. The island (in general) currently has available parking capacity except during peak special events. The adjacent water is calm, being wind protected and also having restrictions that prevent boat speeds above 5mph. The water is clear because of a deeper channel and tidal flushing given the proximity to the ocean. The site can be regraded to create a gradual slope needed for a sand launch ramp swimming beach area. Interstate access is nearby, but not adjacent. All functional needs of the paddling groups would be met with this option.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
	1	2	3	4	5	6	7	8	9	10	11
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 3. Vacation Isle South Cove

## Current Use

South Cove is designated for use as regional parkland. Though beaches exist around the perimeter area, most of the beaches have a rip-rap barrier between the turf areas and the sand.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes no change to the land or water use in this area.

## Major Site Constraints

There is no beach that is not interrupted by shoreline protection. The entire shoreline is composed of rock revetment discouraging any access to the water. There is no launch capability of any kind at this site. The rip rap edge would need to be removed and stabilized if a launch ramp and beach area were to be created.

## Major Site Amenities

There area is a regional parkland providing turf areas, restrooms, picnic pavilions, with close proximity to the interstate. The water is calm and would provide a safe launch area if accessible. The most likely location for this proposed facility would be at the west end of the site, near the existing parking lots and potential drop-off areas.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>	20	18	15	14	12	7	7	10	1	-2	
<b>Weighted Score</b>	29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5	
<b>Fido Ranking</b>	1	5	4	3	2						

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable



# 4. Vacation Isle North Cove

## Current Use

North Cove is a public beach and is designated as regional parkland. It is located next to a lease given to the LHO Mission Bay Hotel, L.P. with 51 acres. This lease continues to 2050. The public parking and beach area occurs in the north edge of the island, next to Ingraham Street. The site is not highly visible and is of limited size. The site can be reached along a frontage road that parallels Ingraham Street or by trail that crosses under the Ingraham Street bridge.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes no change to the land or water use in this area. This site is planned as a commercial-oriented recreation zone due to the adjacent Paradise Point Resort and Spa. The immediate site considered under this study would remain as parkland consisting mostly of the public beach and public parking.

## Major Site Constraints

North Cove has restricted vehicle access to the beach creating an unreasonable walking distance to carry a paddle boat and larger non-motorized craft. Though the parking lot is near the waters edge, most of this edge is lined with rip-rap and would not provide an accessible beach use and launch area. If the more level beaches in the cove were utilized, access to a drop off point would be difficult, considering the current lease and improvements in the area. There is no existing secured storage on site. This site is void of public turf areas.

## Major Site Amenities

Major site amenities include a moderate sized beach capable of supporting some beach storage needs, a shallow calm basin for safe launching, and plenty of parking. Restrooms are located adjacent to the parking lot. The adjacent resort provides a secluded environment, and the perception of safe beach storage.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 5. Mission Bay Aquatic Center

## Current Use

The facility is run by the Associated Students of San Diego State University along with UCSD, primarily for the benefit of students, faculty and alumni. Patrons experience instructional and recreational opportunities in wakeboarding, sailing, surfing, waterskiing, rowing, kayaking, and windsurfing. The 1/2 acre leasehold was just recently renewed between SDSU/ UCSD and Real Estate Assets of the City of San Diego and is active until 2023. The central portions of the peninsula are park and recreation space and are not under a lease. The north end of Santa Clara point is also leased for boating related training, sales and rentals. The north end contains temporary storage and staging facilities for the San Diego Lifeguards and their Junior Life Guard program and summer camps.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes no change to the land or water use in this area. Traffic congestion is common & adding additional trips related to the outrigger/ paddling clubs would not be consistent with the circulation goals of the Master Plan.

## Major Site Constraints

Paddling group functions may not be conducted here without an agreement between the current tenant and the respective paddling groups. The immediate building and its surroundings are controlled under the lease with SDSU. The parking lot is not controlled by SDSU but is often at capacity for parking from public use. The southern end of the landform is capable of supporting staging for paddling activities, but limited beach size and tidal movements prevent the storing of paddlecraft on the beach itself.

## Major Site Amenities

Major site amenities include an existing facility which includes restrooms, direct beach access, a small craft launch ramp and pier.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3	2					

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 6. Rose Marie Starns South Shores Park

## Current Use

Rose Marie Starns South Shores Park is a small park mainly for boating purposes with a boat ramp and RV Dump. It is located next to the South Shores Park area. This area was originally to be developed as regional parkland, however, conflicts with the adjacent landfill under the site has seriously restricted its future use and extended any plans for parkland development well into the future.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) made recommendations to improve South Shores as a regional parkland area. The parkland included the siting of a major outdoor amphitheater and promenade. The launch ramp and public beach as well as the promenade have all been added, consistent with the master plan. However, the proposed additional public parking was not added, which isolates the public beach and promenade and contributes to an under utilization of these improvements.

## Major Site Constraints

Vehicular access to the beach is restricted preventing boat drop off within a reasonable carrying distance. Beach storage capacity is approximately 300 linear feet, which would provide the paddling groups what they need, but leave only a small percent of the beach area for the rest of the public. There is only a handful of parking for vehicles since the lot is mainly for vehicles with trailers using the boat launch facility. Adjacent motor boat launch and activity somewhat diminishes safe launching of non-motorized watercraft. Secured storage is not available.

## Major Site Amenities

There is a small grassy area with a few picnic tables around the comfort stations. Restrooms are on site. A large boat ramp provides the capacity to launch larger team paddling boats and special events.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
	1	2	3	4	5	6	7	8	9	10	11
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable



# 7. San Diego Rowing Club

## Current Use

This site is designated as a private rowing club facility operated by the San Diego Rowing Club. The site is leased from the City of San Diego to the San Diego Rowing Club / Intercollegiate Rowing and covers 1 acre. The lease is set to expire 2013. Another 11.8 acres are leased to the Mission Bay Yacht Club. Use of this site would only occur if the tenants worked out an agreement to allow the outrigger and paddling clubs to utilize their leaseholds.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes no change to the land or water use in this area. Traffic congestion is common in this area and adding additional trips related to the outrigger/ paddling clubs would not be consistent with the circulation and land use goals of the Master Plan.

## Major Site Constraints

Paddling group functions may not be conducted here without the express permission of the tenants leasing this land area. Public parking is limited and is usually filled by beach users, rowers or yacht club members. Very little land exists to construct new facilities or dedicate over exterior use areas.

## Major Site Amenities

Major site amenities include the Garty Family Pavilion, direct beach access, and a partially secured perimeter. The site is located fairly near the ocean and the route to the ocean would be relatively clear of high speed motorized craft.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓											
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2	
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0	
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2	
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1	
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0	
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2	
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1	
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2	
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3	
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2	
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3	
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2	
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2	
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2	
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5	
<b>Fido Ranking</b>		1	5	4	3		2					

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 8. Fiesta Island Youth Camp

## Current Use

This site is designated as a Youth Camp area with lease restrictions on youth oriented uses and users. The primary land area lease is issued to the Boy Scouts of America and is active until 2012. A small .14 acre area of the shoreline at the Fiesta Island Youth Camp currently serves as open beach boat storage for the Hano Hano Outrigger Canoe Club under a lease that expired in 2007. When leases are expired, they are kept in a holdover status until they can be renegotiated and approved by Mission Bay Park Committee and Real Estate Assets.

## Proposed Use

The Mission Bay Park Master Plan (Amended in 2002) and the Fiesta Island Park Precise Plan (in progress) propose no changes to the land or water use in this area. A paddling facility would be consistent with both of these plans.

## Major Site Constraints

The paddle time to reach the ocean is further than any other points in Mission Bay. Some conflicts exist between rowing/paddling activities and high speed wind sport activities such as sail-boarding and kite-boarding. Paddling and youth activities are compatible, however the paddling groups do take up parking resources and are not a related part of the youth activity program. Though significant water contact is not part of paddling activities, water quality in this area is lower than any other area in Mission Bay. This site also requires a long paddle time through high speed boating areas found at the north end of Fiesta Island and along the entire western shore of Fiesta Island.

## Major Site Amenities

Amenities include an existing restroom, direct beach access, parking lot, a narrow concrete surface launching ramp, and partially secured perimeter. All of these site amenities, except for a small beach area, are under the lease control of the Boy Scouts. The immediate launch zone is free of high speed motorcraft, with the exception of the sail boarding and kite sailing activities in the immediate area.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable



# 9. Campland on the Bay

## Current Use

This 45 acre site is designated as a private campground area that provides recreational vehicle parking, tent camping and related amenities. The property is leased to Campland LLC, through the year 2017.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes that the land encompassing this site be converted to wetlands, and the water use around this new wetland be compatible with the wetland habitat. Locating a facility in this area is not recommended due to long term adopted direction to have this area returned as part of the natural wetland systems of the bay.

## Major Site Constraints

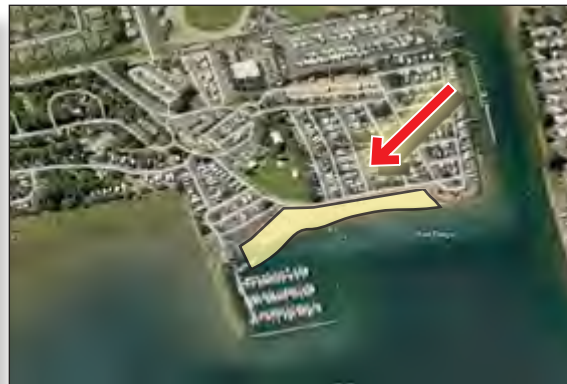
Paddling group functions can only be conducted here with a special use agreement between Campland on the Bay and the respective paddling groups. A fee is likely to be incurred, since this is a for profit leased area within Mission Bay. Conflicts with patrons of the site are likely to occur given there is only 600 linear feet of beach. Other likely conflicts with watercraft include: pedal boats, catamarans, wave runners, aqua cycles, paddle boards, power boats, and pontoon boats. In addition, the paddle time to reach the ocean is significant. This site also requires a long paddle time through high speed boating areas. Parking on site would be a significant challenge. There are only approximately 10 standard parking spaces and 35 trailer spaces.

## Major Site Amenities

Major site amenities include direct beach access, a wind protected beach, a turf area, and a secured perimeter. Other amenities exist on site, but are unlikely to be available to paddling groups without applicable fees. The proximity to the freeway is another important feature, though the route to the site is somewhat circuitous.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	↓										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	-8.5
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable

# 10. Mission Bay Ski Club



## Current Use

The purpose of the San Diego Mission Bay Boat & Ski Club (SDMBBSC) is to provide education, skill and knowledge of boating and watersports, relaxation, entertainment, and pleasure to its members. The lease site covers 4.25 acres and is held over tenant since the lease expired in 1988.

## Proposed Use

The Mission Bay Park Master Plan Update (2002) proposes that Rose Creek be restored to natural habitat. The channel will not be excavated and naturally forming delta wetlands are intended to be encouraged in this area. The Ski Club is recommended for relocation to South Shores. The Master Plan indicates that a new lease area should be established for the MB Ski Club directly north to northwest of the boat launch ramp at South Shores. This places them across from their ski lease area in Hidden Anchorage at Fiesta Island. This existing site may or may not be available prior to the relocation of the Mission Bay Ski Club and the site may or may not be available after their relocation to South Shores.

## Major Site Constraints

Paddling group functions may not be conducted here without membership in the SDMBBSC or through this organizations approval. The Ikuna Koa outrigger canoe club is associated with the SDMBBSC and does store their boats at this lease area. There is no beach available for boat storage or launching. Parking is limited to only a few vehicles. The paddle time to reach the ocean is significant, and with improvements to Rose Creek may be inaccessible in the future.

## Major Site Amenities

Major site amenities include a small craft ramp, a small finger pier, and the SDMBBSC club house. Access to the freeway, though not direct, is only a short distance away.



Location Map



Site Aerial Oblique



Site Photo

## Site Positive and Negative Features Summary

Weighting Factor (Higher Number is More Important)	Site Positive and Negative Features Summary										
Access to Mission Bay by way of a sand beach	1.5	3	0	-2	2	2	2	2	3	1	-2
Beach storage (250' x 50' beach area for on beach storage of up to 30 paddlecraft)	1	3	0	0	-2	-2	1	-1	2	1	-2
Parking lot for 120+ cars without other heavy uses during peak paddling times	1	1	0	1	1	-1	1	-1	1	-2	0
Close proximity of parking (or drop-off point) to launching area	1	0	0	3	-1	3	-2	1	2	1	2
Room for a freestanding storage building and/or new restroom	1	1	1	1	1	1	1	0	0	0	1
Near existing bathrooms and showers	1	2	0	1	3	1	0	1	1	1	0
Distance from the site to the ocean (outrigger & sea kayak priority)	2	3	2	3	1	1	1	2	-2	-1	-2
Calm & clear water (minimal adjacent motorized activity with good water quality)	1.5	3	3	3	3	1	1	3	-1	-1	-1
Water safety (paddle route in or through water use areas with 5 mph or less zone)	2	3	3	2	3	1	1	1	-2	-2	-2
Beach & launch area protected from prevailing winds*	1	1	3	-1	1	3	-2	3	3	3	3
Adjacent turf area for staging and boat preparation	1	2	0	2	1	3	0	-2	-1	1	-2
Security (secured perimeter & lighting to lessen theft of watercraft)	1	-1	1	1	1	0	1	2	2	2	3
Close to I-5 / I-8 (more than 10 minutes adds to local MB neighborhood traffic)	1.5	-2	3	-1	-1	-2	3	-2	3	-1	2
Compatibility with current leases, users or future designations	2	1	2	2	1	1	-1	-2	-1	-2	-2
<b>Raw Score</b>		20	18	15	14	12	7	7	10	1	-2
<b>Weighted Score</b>		29	28	22	21	15.5	11	9.5	7.5	-4.5	<b>-8.5</b>
<b>Fido Ranking</b>		1	5	4	3		2				

3	Existing site currently meets this criteria well	0	Will meet if reasonable improvements are constructed
2	Existing site does meet this criteria	-1	Does not meet this criteria well
1	Existing site could meet this criteria with minor improvement or minor approvals	-2	Does not meet the criteria at all or cost prohibitive or environmentally unattainable