

## **Appendix A. Notice of Preparation and Scoping Comments**

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Date of Notice: January 11, 2022

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

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**PUBLIC NOTICE:** The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with CEQA. This Revised Notice of Preparation (NOP) of a PEIR and Scoping Meeting was publicly noticed and distributed on **Tuesday, January 11, 2022**. This notice was published in the San Diego Daily Transcript and placed on the City's Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa> and on the City's CEQA website at: <https://www.sandiego.gov/ceqa/meetings>.

**SCOPING MEETING:** The City of San Diego will hold a public scoping meeting on **Monday, January 24, 2022, from 4:00 to 5:30 PM** online via Zoom. **Please note that depending on the number of attendees the meeting could end earlier than 5:30 PM.** The public scoping meeting can be accessed at: <https://us06web.zoom.us/j/81149830815?pwd=SVZmOEUxSzFoc2dpV3VMTmZlYWVPdz09>. Go to "Join a Meeting." Meeting ID: **811 4983 0815** Passcode: **515128**. To access the webinar via phone, please call **+1 669 900 6833** and enter the meeting information.

Written comments regarding the proposed PEIR's scope and alternatives can be sent to the following address: Jordan Moore, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line. All comments must be received no later than **Thursday, February 10, 2022**. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan)

**SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

### **History of the Project**

The City of San Diego Planning Department circulated an NOP for the De Anza Cove Amendment to the Mission Bay Park Master Plan from June 11, 2018 to July 11, 2018. The proposed land use plan described in the 2018 NOP included guest housing, regional parkland, natural recreation, expanded marshland/habitat, upland/developed areas, coastal landscape, potential lease areas,

boat rental/water areas, a water lease, athletic fields and tennis courts, open beach, the Mission Bay Golf Course, a ranger station, water quality design features, and a multi-use path and pedestrian access.

Based on the feedback heard on the plan since the original NOP was released in 2018, the modified project – De Anza Natural – envisions a balanced land use plan that serves the local and regional recreation needs of the public while preserving the natural resources of the De Anza Cove area. De Anza Natural includes expanded wetlands which will help restore and enhance the existing natural wetland habitat while providing a nature-based solution to protect the City against the risks of climate change, in line with its Climate Resilient SD Plan. The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The diversity of wetland habitat types will increase biodiversity, provide increased opportunities for recreational enjoyment and education, as well as future research opportunities into the carbon sequestration potential of wetlands and increased climate resiliency. De Anza Natural will enhance the existing regional parkland through new facilities that will allow for a variety of recreational uses as well as low-cost visitor accommodations that will be accessible to all visitors of Mission Bay Park. De Anza Natural will also recognize the history and ancestral homelands of the Iipay-Tipay Kumeyaay people, providing opportunities to partner and collaborate on the planning and restoration of the area. This NOP is for a draft PEIR that will evaluate the modified project – De Anza Natural.

### **Project Area**

The proposed project area is 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 existing land uses including the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, a golf course, regional parkland, and the De Anza Cove Area, which is identified as the De Anza Special Study Area in the Mission Bay Park Master Plan (Master Plan).

The Preserve is bordered on the west and north by residential development and roadways, on the east by existing guest housing, and on the south by Mission Bay. The Preserve consists mostly of vegetated wetland. The guest housing is located on City-owned land currently leased and operated privately and consists of recreational vehicle (RV) and tent camping areas. The De Anza Cove Area is located directly to the east of the guest housing and Rose Creek, and south of North Mission Bay Drive. The De Anza Cove Area consists of a vacant mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, driveways), an existing campground of approximately 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 current recreational areas include the tennis club, athletic fields, and golf course.

### **Project Components**

The Master Plan 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 Master Plan, and the proposed land uses are summarized below.

### **Climate Resiliency**

De Anza Natural would also include updates to the Master Plan to ensure consistency with the Climate Resilient SD Plan, and to plan for sea level rise, emphasizing nature-based solutions to

climate change.

#### **Kendall-Frost Marsh Reserve/Northern Wildlife Preserve**

The proposed project would expand the existing Preserve to the east where guest housing currently exists and would replace the existing guest housing area with expanded marshland/habitat area as recommended in the adopted Master Plan; see Figure 3, Site Plan. The existing University of California San Diego (UCSD) Bio Research Field Station facility would remain, and the proposed project would allow a future environmental education and nature interpretation facility along Pacific Beach Drive within the Preserve.

#### **De Anza Cove Area – North**

The northern and eastern portions of the proposed project area, which currently contain active recreational facilities, would continue to allow for these types of active recreational uses, which could include tennis, basketball, softball/baseball, soccer, and/or golf facilities. Specific active recreation uses at this site would be determined during future site planning efforts as part of a General Development Plan through a public process.

The proposed active recreation and aquatics facilities would be in the north section of the De Anza Cove Area, well-buffered from habitat. It is anticipated that the active recreation area would be home to existing uses, and a new potential use could include a City aquatics facility. Aquatics facilities typically include a 25-meter pool, outdoor decks, shade trellises, changing facilities/locker rooms, storage and vehicular areas and possibly a children's pool. Surface parking and access drives would serve both the Regional Parkland and Active Recreation areas. The specific recreation elements would be the subject of a future General Development Plan process.

#### **De Anza Cove Area – South**

The De Anza Cove Area is located south of North Mission Bay Drive and east of the Rose Creek Channel. The land uses proposed within this area include low-cost visitor accommodations, regional parkland, wetland/marshland, upland areas, a potential non-motorized boat lease, and open beach and water quality features, which are further described below. See Figure 3, Site Plan.

##### *Low-Cost Visitor Accommodations*

The proposed project would replace the existing RV campground and vacant De Anza Mobile Home Park with new low-cost guest housing. The low-cost guest housing would allow for up to approximately 600 camping sites for RVs, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Camping-oriented ancillary facilities and amenities, such as food services/concessions, would also be provided on site. The lease area would include open beach and vegetated buffers at its periphery, in accordance with water quality Best Management Practices (BMPs) and the Master Plan. The guest housing leasehold would include public access to the multi-use bike/path.

##### *Regional Parkland and Open Beach*

The existing regional parkland area would be enhanced by new recreational amenities and opportunities. A supervised swimming beach area would be located at the open beach on the north shore north of De Anza Cove. The swimming area would be protected by buffers/safety measures that would separate the swimmers from the boat users. A non-motorized boat rental facility/dock potential lease would be publicly accessible from the regional parkland (east) side and from the guest housing (west) side. In the upper part of the area, recreational amenities would include a passive, open green area, and program elements such as sand volleyball, seating/picnicking areas, an "adventure play" area, and environmental education displays/kiosk along multi-use pathways. The regional parkland areas would also provide a natural setting for compatible bicycling, hiking, and passive recreational uses. A portion of the regional parkland

area along Pacific Beach Drive could serve as a nature-based ranger station or other interpretive area. Vegetation adjacent to upland and marsh habitats would buffer those habitats and the Preserve through the use of landform (berms) and native plantings. Surface parking would be provided for the regional parkland and open beach areas.

#### *Wetlands*

The proposed project would expand the existing wetland habitat to include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The new marshes would be located along the edges of and at the outfall of Rose Creek and would be located to accept existing storm drain water outfalls on the east side of De Anza Cove. Storm drain outfalls could also be located along Rose Creek to direct stormwaters to the marshlands, potentially improving the water quality. It is anticipated that natural and nature-based erosion control measures would be incorporated for controlling sediments and creating habitat niches. Design features such as oyster reef creation could serve as barriers to storms and tides, preventing erosion and protecting productive estuary waters. The expanded wetland habitat would create a natural interface with the De Anza Cove and nearby park areas in the proposed project area and would enhance water quality in Rose Creek and Mission Bay.

#### *Uplands and Buffers*

The upland areas would include a multi-use path with educational signage and, in some instances, mounded landforms. The mounded landforms would feature native coastal sage, dune and other native plants that would be seen and experienced from the waterfront multi-use path. This area would also include passive recreation amenities such as overlooks, pathways, picnic areas, and interpretive signs, which would complement the natural setting of the guest housing and the expanded beach areas on the cove. The upland plantings would serve as a buffer to the wetland habitats.

#### *Water Quality Design Features*

Water quality design features are proposed along the eastern edge of the proposed active recreation area, along the west side of West Mission Bay Drive. The proposed water quality zone would capture and treat storm water before flowing into Mission Bay. Additional water quality basins would be located to treat the entire proposed project area in accordance with local and state requirements. Additional water quality enhancing features would include vegetated areas bordering development areas to further reduce storm water contamination, including debris and sediment, from reaching Mission Bay. In addition to water quality detention basins, the proposed project would incorporate site-specific BMPs to enhance water quality and would incorporate storm drainage signage. As a further water quality-enhancing feature, the edges and outfall zones of Rose Creek would be revegetated with marshes, and the east side of De Anza Cove is proposed to be revegetated with marsh, wetland, and upland native plants.

#### *Surface Parking*

Surface parking areas would be located in conjunction with the athletic areas and within the footprint of the guest housing area. Additionally, surface parking lots accessible from North Mission Bay Drive and De Anza Road would serve the proposed recreation and aquatics areas and the regional parkland areas at De Anza Cove.

#### **Circulation and Access**

##### *Vehicular Access*

A new northern extension of De Anza Road would yield two vehicular access points for regional parkland and the south access to the active recreation area. Two additional vehicular access points are planned along a reconfigured western terminus of North Mission Bay Drive; at the terminus of North Mission Bay Drive, a south-bound driveway would provide vehicular access to the guest housing area's north entrance and a north-bound driveway would provide access to the

regional parkland. From the end of the terminus of North Mission Bay Drive, the multi-use/bike pathway would continue westward to connect with the Mike Gotch Memorial Bridge and the Rose Creek Bikeway. Athletic Fields Driveway, located on the southern leg of the Grand Avenue and Bond Street intersection and the northern point of entry for vehicles, would continue to provide direct access to De Anza Cove. This intersection is currently unsignalized but is planned to be signalized and reconfigured as part of the project to improve access. Three existing parking lots on North Mission Bay Drive east of De Anza Road, as well as De Anza Road, would provide access to the guest housing lease area, the open beach area, and regional parkland areas.

Vehicular access to the proposed project site would be provided by eight vehicular access points. Four of the vehicular access points are currently in operation. As part of redevelopment of the southern portion of the project site, the existing De Anza Cove recreational area/Mission Bay RV Resort driveway would be removed. The driveways that exist on the De Anza “boot” and within existing guest housing area would be removed. The existing parking lots/drives at the Mission Bay Golf course and the San Diego Mission Bay Boat and Ski Club would be removed.

#### *Watercraft Access*

Watercraft access is currently provided immediately east of the project area at the De Anza Boat Launch. In De Anza Cove, a small non-motorized boat lease area is proposed. The existing boat ramp in De Anza Cove would be removed, and nonmotorized personal watercraft would have access in De Anza Cove from the new potential boat lease, while motorized boats would have access to De Anza Cove near the boat ramp east of the project area.

#### *Bicycle and Pedestrian Circulation and Access*

Pedestrians and bicyclists can access the proposed project area via the Rose Creek Trail from the north. In addition, bicycles and pedestrians can use the Mike Gotch Memorial Bridge over Rose Creek 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 Rose Creek, an existing pedestrian pathway would 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 reserve.

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, with the tennis courts and ball fields located east of the creek by other land uses and buffers. A proposed pedestrian and bike waterfront trail would enhance connectivity to the adjacent community, the 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 visitor accommodation 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, boat rental facilities and other neighborhoods east and west of De Anza, as well other parks uses to the south. In addition, water quality features would be located along the waterfront trail.

**APPLICANT:** City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

**RECOMMENDED FINDING:** Pursuant to CEQA Guidelines Section 15060(d), the proposed project may result in significant environmental impacts in the following areas: **Land Use; Air Quality; Biological Resources; Energy Conservation; Geologic Conditions; Greenhouse Gas Emissions; Health and Safety; Historical, Archaeological, and Tribal Cultural Resources; Hydrology/Water Quality; Noise; Paleontological Resources; Public Services and Facilities; Public Utilities; Transportation and Circulation; and Visual Effects and Neighborhood.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice in alternative format, call the

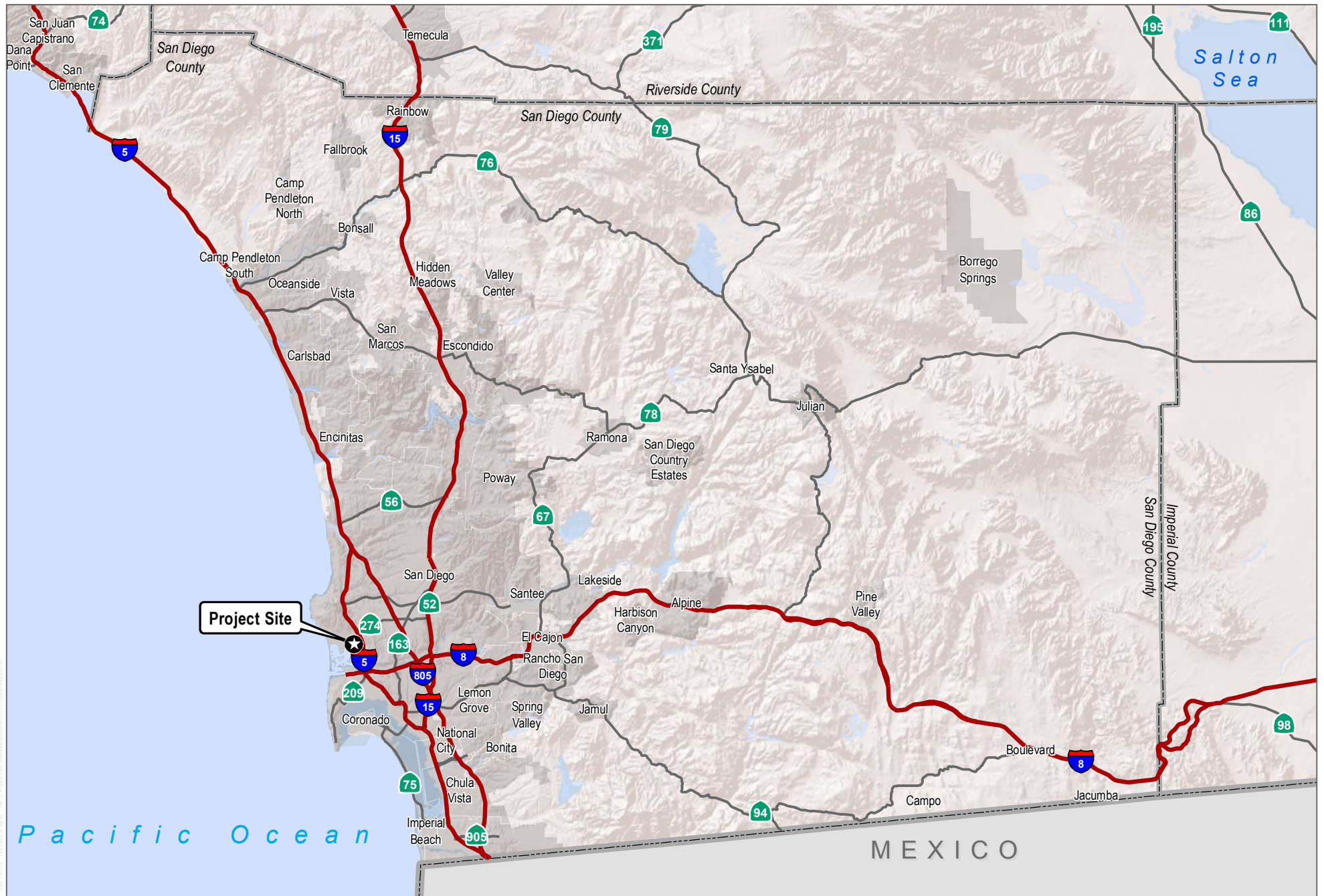
Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, please contact Jordan Moore at (619) 236-5061 or [JTMoore@san Diego.gov](mailto:JTMoore@san Diego.gov). For information regarding public meetings/hearings on this project, please contact the Project Manager, Scott Sandel, at (619) 235-5204 or [SSandel@san Diego.gov](mailto:SSandel@san Diego.gov). This Notice was published in the San Diego Daily Transcript and distributed on **Tuesday, January 11, 2022**.

Rebecca Malone  
Program Manager  
Planning Department

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





SOURCE: City San Diego 2018; ESRI 2018

**FIGURE 1**  
**Regional**





SOURCE: City San Diego 2018; SANGIS 2017, 2018

**FIGURE 2**  
Vicinity





**From:** [Gower, Patrick](#)  
**To:** [PLN\\_PlanningCEQA](#); [Pascual, Elena](#)  
**Cc:** [Zoutendyk, David](#); [Vissman, Sandy](#); [Lieberman, Carolyn](#)  
**Subject:** [EXTERNAL] Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural  
**Date:** Tuesday, February 8, 2022 4:12:44 PM

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The Service would like to ask for a 1 week extension of the comment period so we can provide adequate comments on the NOP. If you have any questions please contact me.

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**From:** Pascual, Elena <EPascual@sandiego.gov> on behalf of PLN\_PlanningCEQA <planningceqa@sandiego.gov>  
**Sent:** Tuesday, January 11, 2022 12:28 PM  
**To:** PLN\_PlanningCEQA <planningceqa@sandiego.gov>  
**Subject:** [EXTERNAL] Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

## **NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT**

Please see the attached Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural which was distributed for public review starting today, January 11, 2022. The public review and comment period will end on **Thursday, February 10, 2022.**

Thank you,

**CEQA & Environmental Policy Section**  
City of San Diego Planning Department



**From:** [Garn, John C](#)  
**To:** [PLN PlanningCEQA](#); [Gloria, Todd \(External\)](#); [Alexander.Llerandi@coastal.ca.gov](mailto:Alexander.Llerandi@coastal.ca.gov); [meyer@sandiegoaudubon.org](mailto:meyer@sandiegoaudubon.org); [joel.gerwein@scc.ca.gov](mailto:joel.gerwein@scc.ca.gov)  
**Cc:** [Zoutendyk, David](#); [Lieberman, Carolyn](#); [Gower, Patrick](#); [Vissman, Sandy](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 16, 2022 11:09:57 AM  
**Attachments:** [20220216s\\_2022-0004752\\_DeAnza Natural NOP\\_daz.pdf](#)

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Good morning,

I hope this finds you healthy.

Thank you very much for allowing the Service a 1 week extension to provide these comments.

Please see attached.

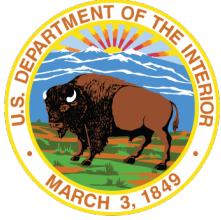
*Please note - some Firewall or email security settings will strip the digital signature from the letter. Please review the attachment and if the digital signature is not intact, contact me for an alternate method of transmittal through the secure FWS fileshare program.*

*A hard copy letter will not follow.*

Sincerely,  
John

John Garn  
(He, Him, His)  
Administrative Assistant  
US Fish and Wildlife Service  
Regions 8 and 10  
Carlsbad Fish and Wildlife Office  
Palm Springs Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008  
760.431.9440 x200 or x277





## United States Department of the Interior

### U.S. FISH AND WILDLIFE SERVICE

Ecological Services  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008



In Reply Refer to:  
FWS-SDG-2022-0004752

February 16, 2022  
*Sent Electronically*

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, California 92123

Subject: Notice of Preparation of a Program Environmental Impact Report for the De Anza Natural [Amendment to the Mission Bay Park Master Plan (SCH No. 22018061024)]

Dear Jordan Moore:

The U.S. Fish and Wildlife Service (Service) is writing in response to the City of San Diego's (City) Notice of Preparation (NOP) of a *Program Environmental Impact Report (PEIR) for the De Anza Natural (Amendment to the Mission Bay Park Master Plan)* (Amendment). The Service provided comments to the City concerning the Amendment or other similar projects in the same area with different names (i.e., De Anza Revitalization Plan; De Anza Cove Amendment to the Mission Bay Park Master Plan) in letters dated December 7, 2016, August 10, 2017, and July 11, 2018.

The mission of the Service is working with others to conserve, protect, and enhance fish, wildlife, plants and their habitats for the continuing benefit of the American people. Consistent with our mission, we have been working with partners to improve conditions for habitat, wildlife, and the human community in northeast Mission Bay. Within the project area, we provided funding and technical assistance to San Diego Audubon for the ReWild Mission Bay Project (ReWild) and to San Diego Earth Works and University of California Reserve System for their Transition Zone Habitat Restoration Project at the Kendall-Frost Marsh Reserve. The Service also has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States, and is responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*) Our comments are based on our assistance to partners, our knowledge of sensitive and declining vegetation communities in Mission Bay, and the City's *Mission Bay Park Master Plan Update* (Adopted August 2, 1994. Amended July 9, 2002; Master Plan).

The Amendment area is at the northeast corner of Mission Bay Park in the City. Land uses in the Amendment area include Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, and the De Anza Cove Area, which includes the De Anza Special Study Area identified in the Master Plan. The Preserve consists mostly of

saltmarsh wetland in the far west corner of the Amendment area and is bordered on the west and north by residential development and roadways, on the east by existing guest housing, and on the south by Mission Bay. The guest housing (Campland by the Bay) is between the Preserve and Rose Creek and is on City-owned land currently leased to a private resort operation for recreational vehicle (RV) and tent camping. The De Anza Cove Area is located east of Rose Creek, and south of North Mission Bay Drive. The De Anza Cove Area consists of a vacant mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, and driveways), an existing campground of approximately 200 RV sites, Mission Bay Regional Parkland, and a public beach and parking area. North Mission Bay Drive bisects the De Anza Cove Area and active recreational areas to the north. Current active recreational areas include the tennis club, athletic fields, and golf course.

The Amendment includes the following components: updates to the Master Plan to ensure consistency with the *Climate Resilient SD [San Diego] Plan*; restoration of 103.8 acres of wetland and 43.5 acres of upland habitat both west and east of Rose Creek; an education and nature interpretation facility; 45 acres of active recreational facilities (e.g., tennis, basketball, softball/baseball, soccer, golf, aquatics facilities, parking) east of Rose Creek and north of North Mission Bay Drive; a 50.1 acre leased campground on De Anza Point both east of Rose Creek and south of North Mission Bay Drive consisting of 600 camping sites for RV's, cabins, or eco-friendly accommodations and associated amenities such as food services/concessions, a beach, and portions of the public multi-use bike path; 46.5 acres of Regional Parkland east of Rose Creek consisting of a swimming beach, non-motorized boat rental and dock lease, open green, sand volleyball, seating/picnicking, "adventure play," and the public multi-bike path; wetlands and uplands along Rose Creek and within and adjacent to existing open water areas in De Anza Cove and southwest of De Anza Point; water quality BMPs; and vehicular, bicycle and pedestrian access routes and parking lots accessible from North Mission Bay Drive and De Anza Road.

The Service appreciates, consistent with our previous recommendations, that the Amendment includes restoration of a combination of wetland and upland habitat within existing developed area west of Rose Creek (i.e., Campland by the Bay) and the southeast end of De Anza Point, contiguous with existing habitat at the Preserve and Rose Creek, and within De Anza Cove. The habitat restoration in the Amendment area, along with the wetland restoration now proposed on north Fiesta Island, will help achieve the goals of the Master Plan.

Our major concerns on the Amendment include: (1) clarifying the proposed modifications to the Master Plan and describing the process for subsequent public review for projects that will tier off of the PEIR; (2) the need for details concerning location and acreages of Amendment components; (3) inconsistency with the Master Plan for the distribution of proposed habitat and guest housing on De Anza Point; (4) inclusion of additional alternatives to maximize restoration of habitat, sustainability of wetlands as sea level rises, carbon sequestration, and improvements to water quality consistent with the California Regional Water Quality Control Board (CRWQCB) and City of San Diego Supplemental Environmental Project per the Settlement Agreement and Stipulation for Entry of Administrative Civil Liability Order No. R9-2020-0150 (SEP) and ReWild; (5) planning and implementation of restoration of habitats before or concurrent with new development; (6) specific recommendations for Amendment design elements to enhance

habitat and improve water quality; (7) potential impacts to federally and state listed, sensitive or migratory bird species and their habitats; and (8) how future uses and activities in Mission Bay may impact proposed wetland restoration in the Amendment area and on Fiesta Island.

The NOP indicates that the Amendment seeks to implement recommendations from the Master Plan while at the same time amending the Master Plan. However, the NOP does not identify how the Master Plan will be amended. We are also concerned that the Amendment could reduce or eliminate existing Master Plan recommendations to restore habitats and improve water quality. Therefore, the PEIR should identify the full scope of the proposed amendments to the Master Plan and provide a table comparing the differences between the existing Master Plan and the Amendment. We recommend the PEIR also include tables and figures specifying the acreage and distribution of different habitat types (i.e., open water, mudflats, low-elevation salt marsh (cordgrass), mid- and high-elevation salt marsh, wetland-upland ecotone, dunes, coastal sage scrub, and maritime succulent scrub), hardened shorelines, impervious surfaces for camping, RV camping areas, tent camping areas, camp amenities, parking, and circulation elements. Because the narrative and Figure 3 in the NOP define wetlands to include open water to high elevation vegetated marsh, it is unclear whether the areas identified as wetlands (south of Campland by the Bay, adjacent to Rose Creek, and within De Anza Cove) in all but existing filled and developed lands (i.e., Campland by the Bay and De Anza Point) will be restored to vegetated wetlands or will remain open water and mudflat as they are today. If the latter, we are concerned that the Amendment will not meet the wetland restoration goals in the Master Plan and that a predominance of subtidal open water and mudflat habitat will not be sustainable with sea level rise. If sufficient information is not provided in the PEIR, additional environmental review would be needed when project level planning is conducted, and the Amendment should describe the process for subsequent review of projects that tier off of the PEIR.

The NOP identifies only one alternative (i.e., De Anza Natural). However, the 103.8 acres of wetland and 43.5 acres of upland habitat restoration proposed by the De Anza Natural alternative does not appear adequate to meet the City's goal of 80 new acres of wetlands at the mouth of Rose Creek resilient to sea level rise identified in both the Master Plan (Master Plan, p. 21) and SEP. The City's *Our Climate Our Future Climate Resilience San Diego* [website](#) states "By 2100, San Diego could experience another 3.6 to 10.2 feet of sea level rise. Sea level rise will mean more flooding and faster rates of erosion along the coastline." This is further documented using the website's link to U.S. Geological Survey's [Our Coast Our Future Hazard Map](#), which shows the existing wetlands and areas proposed for wetland restoration flooded with just 6.5 feet of sea level rise, thus existing and restored intertidal wetlands will be lost with sea level rise through conversion to subtidal habitat. The PEIR should include a thorough analysis of the potential effects of sea level rise on the existing and proposed habitats areas for the project area and all of Mission Bay and the effects of human measures to address sea level rise. The PEIR should include tables and figures documenting the distribution and acreage of different habitat types (open water, mudflats, low-elevation salt marsh (cordgrass), mid- and high-elevation salt marsh, wetland-upland ecotone, dunes, coastal sage scrub and maritime succulent scrub) at the start of the project and with projected sea-level-rise in years 2050, 2075, and 2100. We recommend that this analysis build off preliminary analysis by ReWild which indicates that the distribution of existing wetlands will decline significantly with sea level rise and that there will be little to no

wetlands in northeast Mission Bay by 2100 unless new wetlands are created. Per the SEP, the PEIR must analyze an alternative that retains at least “80 acres of additional functional wetlands (low-mid-high wetland/salt marsh and mudflats), in addition to the Kendall-Frost Marsh/Northern Wildlife Preserve, at the Year 2100.” Based on this criteria, the analyzed alternative should sustain 168.2 acres of wetlands in 2100 (i.e., sum of the 80 new acres with the 88.2 acres of wetlands that the NOP identified at the Kendall-Frost Marsh/Northern Wildlife Reserve).

The De Anza Natural alternative also includes RV camping down the entire peninsula and heel of the ‘foot’ of De Anza Point, which appears inconsistent with the Master Plan. In contrast, the Master Plan only designates RV camping north of and off the peninsula of De Anza Point (see Figure 15 of the Master Plan), and expansion of an upland habitat preserve on De Anza Point (Master Plan, p. 83). The Master Plan’s designation of Habitat Oriented Recreation/Preservation on the entire foot of De Anza Point (see Figure 1 of the Master Plan) requires wetland and upland habitats serving passive activities, such as trails for hiking or jogging, or wetland areas for rowing and canoeing (Master Plan, p. 33). RV camping on the peninsula and foot of De Anza Point would also include impervious surfaces, trash, gas and oil that could pollute Mission Bay. This is inconsistent with Master Plan’s statement that “The SSA [Special Study Area; De Anza Point] shall not be developed to the detriment of existing and/or future adjacent habitat areas. Foremost in consideration should be the extent to which the SSA can contribute to the Park’s water quality. In fact, additional wetlands creation must be considered as part of the SAA” (Master Plan, p. 53). We do not agree with the Amendment removing or dismissing these aspects of the Master Plan.

We recommend that all Amendment alternatives include restoration of habitat across the peninsula and entire ‘foot’ of De Anza Point consistent with the Master Plan to create contiguous habitat that will provide improvements to water quality and increase carbon sequestration. Habitat preservation and restoration should include large contiguous areas to offset their historic loss and current underrepresentation compared to recreation and commercial development in Mission Bay. Water quality currently is problematic at De Anza Cove (Master Plan, Appendix B-3) and maximizing restoration of wetlands would work towards improving water quality. Wetlands across the De Anza peninsula would increase the interface of fluvial flows with wetlands and thus improve water quality. Maximizing wetlands will meet the public’s desire for better water quality benefits, which the public rates as the key issue facing the future of Mission Bay (Master Plan, p. 81), and address the statement in the Master Plan that, “Mission Bay Park’s success or failure hinges on clean water” and all measures that can “improve the vitality and health of the Bay waters should be explored and implemented as a priority” (Master Plan, p. 84). Salt marshes are very effective at sequestering carbon that would otherwise contribute to climate change. Maximizing wetland restoration also will help the City meet the [\*draft City of San Diego Climate Action Plan, Our Climate, Our Future\*](#) targets of 347 acres of salt marsh restoration by 2030 and 693 acres of salt marsh by 2035 for carbon sequestration.

In light of the deficiencies in the De Anza Natural alternative, as stated in our previous letters, we recommend that the PEIR include and analyze additional alternatives developed by ReWild that maximize habitat restoration in conformance with the objectives of the Master Plan and SEP. Inclusion and analysis of an additional alternative that maximizes habitat restoration is

required by the SEP. The City's application to the CRWQCB for the SEP states that the "expanded restoration alternative would increase the acres of wetlands and associated transitional zones and uplands to be created and restored in Northeastern Mission Bay, converting the southern portion of the De Anza 'boot' and the De Anza Bay to wetlands. The expanded wetland alternative would maximize implementable wetland restoration reflective of existing feasibility studies for Mission Bay and will provide diverse beneficial uses. This alternative would result in the establishment of 80 acres of additional functional wetlands (low-mid-high wetland/salt marsh and mudflats), in addition to the Kendall-Frost Marsh/Northern Wildlife Preserve, at the Year 2100" (City of San Diego, California Regional Water Quality Control Board San Diego Region Revised Project Application Form for Northeast Mission Bay Wetlands Restoration, dated June 25, 2020). The PEIR should fully analyze an alternative that meets these criteria.

ReWild is comprehensively planning for habitat restoration in northeast Mission Bay, and ReWild alternatives reflect input from a Scientific and Technical Advisory Committee consisting of scientists, regulators, and City resource planners and managers, as well as the public. All of the ReWild alternatives would restore more wetlands than the De Anza Natural alternative and are feasible as required by the SEP. Therefore, using the ReWild alternatives will assist the City in realizing the Master Plan and SEP objectives in Mission Bay in a cost-effective, non-duplicative manner. Specifically, the PEIR should analyze the ReWild's Wildest Alternative as part of the PEIR because it proposes the most wetlands and will retain the most acreage of wetlands with sea-level-rise. The PEIR also should analyze ReWild's Wilder Alternative because it represents the minimum distribution of habitat designated by the Master Plan. ReWild's Wilder Alternative puts wetlands onto the entire 'foot' of De Anza Point where the Master Plan designates Habitat Oriented Recreation/Preservation (shown in Figure 1 of the Master Plan). In addition, ReWild is likely the referenced feasibility study in the SEP because it is the only one that exists.

The phasing and timing for planning and implementing each project component (and associated elements) in relation to each other should be clearly documented in the PEIR. There is an ecological, economic, and habitat-based public access benefit to coupling habitat restoration with other project components. If the planning and implementation of restoration is not done ahead or concurrent with other project components, the potential for reducing restoration costs associated with removing infrastructure/asphalt and balancing cut and fill on site will be limited. Therefore, we recommend that planning and implementing habitat restoration be done before or concurrent with other project components (e.g., active recreation). Such prioritization of habitat restoration as a part of the project will, consistent with the Master Plan, demonstrate the City's "decisive commitment to environmental health" (Master Plan, p. 3) and efforts towards "a balanced provision of public recreation, the sustainable management of environmental resources, and the operation of economically successful commercial leisure enterprises" in all of Mission Bay (Master Plan, p. 2).

Overall, we recommend that the Amendment prioritize the preservation and health of the natural environment and select the ReWild Wildest alternative as the preferred alternative in the PEIR.



We offer the following specific recommendations for the Amendment components consistent with the ReWild Wildest alternative:

1. Eliminate or minimize sources of pollution (Master Plan, p 84) by reducing non waterfront-dependent uses that negatively affect water quality downstream and locating them away from the interface with Mission Bay waters. Mission Bay is already surrounded by parking lots and large areas of active lawn, which produce fertilizer laden run-off that contribute to the poor water quality of Mission Bay. Amenities (e.g., concessions, dump stations, hook ups) for camping and RVs should be set back as far as possible from Mission Bay and habitat to minimize associated trash and pollutants from entering the bay and artificial night lighting, noise, and attraction of pests that can negatively affect wildlife (e.g., rats, crows, and gulls) from entering habitats. Only non-RV elements or camping restricted to tents or eco-friendly accommodations with earth and native vegetation ground cover should be located within the SSA to minimize edge effects associated with impervious surfaces and lights. The PEIR should include details concerning the location, design, ground cover, and lighting associated with each element of camping (i.e., recreational vehicles (RV), cabins, eco-friendly accommodations, camping facilities, and open space).
2. Establishment of native habitat across the peninsula of De Anza Point to establish contiguous habitat both east and west of Rose Creek. One option for this would be to swap the camping within the SSA in the De Anza Natural Alternative with some of the Regional Parkland. The Regional Parkland on the peninsula of De Anza Point could be designated Habitat Oriented Recreation/Preservation consisting of native habitat and passive recreation and be designed such that wetlands can migrate to this area with sea level rise. Wetland restoration is water dependent and this is the best location for wetland restoration in Mission Bay because it receives fluvial flows and is close to other existing and to-be-restored wetlands. We can support trails and overlooks in this area if we have the opportunity to review and provide input on the design.
3. Modify the distribution of the proposed uplands west of Rose Creek to facilitate freshwater flows from Rose Creek to the Kendal-Frost Marsh Reserve. The proposed southern peninsula or spit associated with the proposed upland would effectively block freshwater flows from Rose Creek to the Preserve and should be reduced.
4. Minimize access within all existing and restored habitats west of Rose Creek to minimize human disturbance to wildlife. The Potential Nature Interpretive Area should be relocated east of Rose Creek.
5. Removal of fill to create wetlands west and east of Rose Creek could be reused to fill relatively deeper subtidal areas, such as in De Anza Cove, to create intertidal habitat (e.g., mudflats, coastal salt marsh). Such beneficial reuse of fill material within the project area also will reduce project costs associated with a net export of fill.

6. Minimal active restoration within existing vegetated wetlands, salt panne, and mudflats. Acceptable restoration activities within existing habitat may include reestablishment of a fluvial connection or creeks from Rose Creek to the Preserve.
7. Remove the proposed channel across the De Anza Point from any alternative that retains camping on most of De Anza Point because it appears to have no utility and we anticipate it would require fortification and maintenance. Channel cuts could result in high water flows that are erosive to the landforms and necessitate artificial shoreline hardening. Erosion has been problematic at the Huntington Beach Wetlands within Talbot Marsh where similar land formations (i.e., islands that create narrow channels within an embayment) were constructed as part of a habitat restoration project. ReWild found that a channel across the peninsula of De Anza Point does not improve water quality in De Anza Cove. Preliminary analysis by ReWild indicates that creating shallower depths and intertidal habitats would be the most effective way to improve water quality in De Anza Cove by eliminating the persistent stratified water column with reduced oxygen at deeper depths and in the underlying sediment.
8. Restrict motorized boats from De Anza Cove. We appreciate that the proposed lease is non-motorized. However, we are concerned that as stated in the NOP motorized boats would have access to De Anza Cove near the boat ramp east of the project area. Motorized boats can pollute water and disturb wildlife and should be restricted from wetland areas. Further, motorized activity in the bay (e.g., jet skis, motor boats) would likely lead to rapid erosion of the wetlands based on known erosion rates at the Preserve.
9. Use a native landscape palette for all landscaping to benefit wildlife and limit the cost of long term irrigation (established native vegetation does not require regular irrigation). The PEIR should identify the plant palette that will be used for each type of element proposed.
10. Upland buffers to wetlands should be a minimum of 100 feet wide and adjacent to all wetlands within the Coastal Overlay Zone per the City's Biology Guidelines. The Master Plan specifically calls for expansion of habitat areas for sensitive species and adequate buffers to protect sensitive environmental resources from incompatible land uses (Master Plan, Appendix 1). We recommend that these buffers not include trails or other infrastructure.
11. Include storm water or water quality Best Management Practices (BMPs) to minimize water quality impacts from upland uses to existing and proposed marshes. The PEIR should detail the design and distribution of the BMPs.
12. All lighted facilities, such as the lighted ball/sports field, should be located away from Rose Creek and/or habitat areas to reduce light pollution.

Amendment activities may impact federally and state listed, sensitive or migratory bird species and/or their habitats in the Preserve and Mission Bay. The federally and state listed endangered light-footed Ridgway's (=clapper) rail [*Rallus obsoletus* (=longirostris) *levipes*; Ridgway's rail]

and California least tern [*Sternula antillarum browni* (*Sterna a. b.*); least tern], and the state listed endangered Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), as well as numerous migratory birds, use the Preserve and Mission Bay for nesting, and/or roosting, and foraging. We recommend that surveys be done to determine the number and distribution of listed/sensitive species within the Amendment area. The PEIR should evaluate potential impacts, and identify conservation measures to avoid and minimize impacts, to these species. Potential conservation measures are appended (Appendix) and the Service is available to work with the City to develop conservation measures for Amendment activities. If potential impacts to federally listed species cannot be avoided, we recommend consultation with the Service pursuant section 7 of the Act.

We are concerned how future uses and activities in Mission Bay may impact the proposed wetland restoration in the Amendment area and on Fiesta Island. Therefore, the PEIR should address this concern. For example, the PEIR should analyze the potential impacts of future dredging on the hydrology, erosion, and long-term stability of restored wetlands in the Amendment area and on Fiesta Island.

We appreciate the opportunity to comment on the NOP for the Amendment. We are happy to work with you to address our comments on the Amendment. If you have questions or comments regarding this letter, please contact [Carolyn Lieberman](mailto:Carolyn_Lieberman@fws.gov),<sup>1</sup> [Patrick Gower](mailto:patrick_gower@fws.gov),<sup>2</sup> or [Sandy Vissman](mailto:sandy_vissman@fws.gov)<sup>3</sup> at 760-431-9440.

Sincerely,

Jonathan Snyder  
Assistant Field Supervisor

cc:

PlanningCEQA@sandiego.gov  
Mayor Todd Gloria (City of San Diego)  
Alexander Llerandi (California Coastal Commission)  
Andrew Meyer (San Diego Audubon)  
Joel Gerwin (California Coastal Conservancy)  
Isabelle Kay (University of California Reserve)  
Chris Means (San Diego Regional Water Quality Control Board)  
Jessie Lane (California Department of Fish and Wildlife)

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## APPENDIX

### SUGGESTED CONSERVATION MEASURES

#### General Conservation Measures (CM)

- CM 1. The City will temporarily fence (with silt barriers) the limits of project construction staging areas and access routes and mark (e.g., flag) the limits of dredging/excavation to prevent additional impacts and the spread of silt from the construction zone into adjacent avoided habitats. Fencing/marketing will be installed in a manner that does not impact avoided habitats. The City will submit to the Service for approval, at least 2 days prior to initiating project impacts, photographs that show the fenced/marked limits of impact. If work occurs beyond the fenced/marked limits of impact, all work will cease until the problem has been remedied to the satisfaction of the Service. Any riparian/wetland or upland habitat impacts that occur beyond the approved fenced area will be offset as determined by the Service. Temporary construction fencing/marketing will be removed upon project completion.
- CM 2. The City will implement the following conditions during project construction:
- a. Employees will strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.
  - b. To avoid attracting predators, the project site will be kept as clean of debris as possible. All food related trash items will be enclosed in sealed containers and regularly removed from the site.
  - c. Pets of project personnel will not be allowed on the project site.
  - d. Other than fill used to restore habitat, disposal or temporary placement of excess fill, brush, or other debris will not be allowed in waters of the United States or their banks.
  - e. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities will occur in designated areas outside of waters of the United States within the fenced project impact limits. These designated areas will be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering waters of the United States, and will be shown on the construction plans. Fueling of equipment will take place within existing paved areas greater than 100 feet from waters of the United States. Contractor equipment will be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" will be designated on construction plans.
  - f. Impacts from fugitive dust will be avoided and minimized through watering and other appropriate measures.
  - g. No work will occur at night.

### **California least tern**

- CM 3. In-water construction will occur from September 15 to March 31 to avoid the least tern nesting season.
- CM 4. If in-water construction must occur during the least tern nesting season (April 1 to September 15), the City will implement the following measures:
  - a. Beginning April 1, the City will have a least tern biologist to monitor daily for the arrival of least terns into Mission Bay, and immediately notify the Service upon their arrival. The City will coordinate with other least tern monitors in Mission Bay. The City will notify the Service via email on a daily basis as to the presence or absence of least terns in Mission Bay. The least tern biologist will be present throughout the period of in-water construction and will note the presence of least terns in Mission Bay and the work area.
  - b. The City will provide a biological monitor with least tern experience on all days when in-water work is conducted after least terns arrive in Mission Bay. The biological monitor will be present throughout the period of in-water construction and will note the presence of least terns in Mission Bay and the work area, and any project-generated surface turbidity. Surface turbidity is defined as an obvious discoloration of the top 10 feet of the water column visible to the human eye. Project-generated surface turbidity will not exceed 500 feet in length or width, or persist longer than 1 hour.
  - c. In the event surface turbidity exceeds 500 feet in length or width or persists longer than 1 hour), the biological monitor will be empowered to stop project activity to allow the plume to dissipate. The biological monitor will contact the City and Service immediately after construction has been stopped. Construction will not resume until approved by the City and the Service.
  - d. The biological monitor will provide daily field reports to the City and Service within 24 hours of each monitoring date. The daily field reports will include photographs showing the best management practices surrounding the work area taken during in-water work, and any incidences of plume escape or expansion outside of the silt curtain. The biological monitor will also submit a final summary report of monitoring to the City and Service within 30 days of completion of in-water work.

### **Light-footed Ridgway's Rail**

- CM 5. All work in or within 500 feet of marsh habitat will occur between September 16 and March 14 to avoid the Ridgway's rail nesting season.

- CM 6. The City will staff a biologist knowledgeable of Ridgway's rail biology and ecology (rail biologist) who will be responsible for overseeing compliance with conservation measures for the Ridgway's rail. The rail biologist will be approved by the Service. The City will submit the biologist's name, address, telephone number, and work schedule on the project to the Service at least 14 days prior to initiating project impacts. The rail biologist will perform the following duties:
- a. Perform a minimum of three focused pre-construction surveys, on separate days, to determine the presence of Ridgway's rails in the project impact footprint outside the rail breeding season. Surveys will begin a maximum of 7 days prior to performing project construction and one survey will be conducted the day immediately prior to performing project construction. The City will notify the Service at least 7 days prior to project construction to allow the Service to coordinate with the rail biologist on the surveys, and within 24 hours of detecting any Ridgway's rails in the project impact footprint.
  - b. Before each workday begins, check to see if Ridgway's rails have entered the project impact footprint.
  - c. Oversee installation of and inspect the exclusionary fencing required in CM 1 a minimum of once per day to help ensure any breaks in the fence are repaired immediately.
  - d. If any Ridgway's rails are found within the project impact footprint, the rail biologist will direct construction personnel to begin in an area away from the Ridgway's rails. In addition, the rail biologist will walk ahead of clearing/dredging equipment to flush birds towards channel areas to be avoided. It will be the responsibility of the rail biologist to ensure that Ridgway's rails will not be injured or killed by project implementation. The biologist will also record the number and location of Ridgway's rails disturbed by project construction;
  - e. Be on site during work to ensure compliance with all CMs.
  - f. Train all contractors and construction personnel on the biological resources associated with this project and ensure that training is implemented by construction personnel. At a minimum, training will include: (i) the purpose for resource protection; (ii) a description of the Ridgway's rail and its habitat; (iii) the CMs that should be implemented during project construction to avoid and/or minimize impacts to the Ridgway's rail and its habitat, including strictly limiting activities, vehicles, equipment, and construction materials to the project footprint to avoid sensitive resource areas in the field (i.e., access roads, and the construction/staging areas); (iv) environmentally responsible construction practices; and (v) the protocol to resolve conflicts that may arise at any time during the construction process.

- g. Halt work, if necessary, for any project activities that are not in compliance with the CMs. The rail biologist will report any non-compliance issues to the Service within 24 hours of its occurrence and confer with the Service to ensure the proper implementation of Ridgway's rail and habitat protection measures.
- h. Submit weekly compliance reports (including photographs of impact areas) to the Service to show that authorized impacts were not exceeded and general compliance with all CMs. A separate report will be prepared and submitted to the Service immediately if an impact occurs outside of the approved project limits.
- i. Submit a final report to the Service within 60 days of project completion that includes as-built construction drawings with an overlay of areas that were impacted or preserved and other relevant information documenting that authorized impacts were not exceeded and that general compliance with the CMs was achieved.

**From:** [Ludovissy, Jennifer@Wildlife](mailto:Ludovissy, Jennifer@Wildlife)  
**To:** [Moore, Jordan](mailto:Moore, Jordan)  
**Cc:** [Mayer, David@Wildlife](mailto:Mayer, David@Wildlife); [Lane, Jessie@Wildlife](mailto:Lane, Jessie@Wildlife); [Adams, Loni@Wildlife](mailto:Adams, Loni@Wildlife); [Turner, Jennifer@Wildlife](mailto:Turner, Jennifer@Wildlife); [Wilkins, Eric@Wildlife](mailto:Wilkins, Eric@Wildlife); [OPR State Clearinghouse](mailto:OPR State Clearinghouse); [PLN PlanningCEQA](mailto:PLN PlanningCEQA); [Carolyn Lieberman@fws.gov](mailto:Carolyn Lieberman@fws.gov)  
**Subject:** [EXTERNAL] Copy of comment letter re: De Anza Natural Project  
**Date:** Thursday, February 10, 2022 1:58:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[2018061024 De Anza Natural NOP.pdf](#)

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Ms. Moore,

Please see attached copy for your records. If you have any questions, please contact Jessie Lane at [Jessie.Lane@wildlife.ca.gov](mailto:Jessie.Lane@wildlife.ca.gov) or Loni Adams at [Loni.Adams@wildlife.ca.gov](mailto:Loni.Adams@wildlife.ca.gov).

Thank you,  
Jenny

**JENNY LUDOVISSY** | Staff Services Analyst

She/Her/Hers



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**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



February 10, 2022

Jordan Moore  
 Senior Environmental Planner  
 City of San Diego  
 9485 Aero Drive, MS 413  
 San Diego, CA 92123  
[JTMoore@sandiego.gov](mailto:JTMoore@sandiego.gov)

**Subject: De Anza Natural (Project), Notice of Preparation (NOP), SCH #2018061024**

Dear Ms. Moore:

The California Department of Fish and Wildlife (CDFW) received a notice of preparation (NOP) of a draft program environmental impact report (PEIR) from the City of San Diego (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.<sup>1</sup> CDFW previously submitted comments in response to the De Anza Revitalization Plan in 2016, and the De Anza Cove Amendment to the Mission Bay Park Master Plan NOP in 2018.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

## CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources. CDFW also oversees implementation of the Natural Community Conservation Planning (NCCP) program. The City of San Diego participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 *et seq.*) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*) that is not a covered species under the City's SAP, the Project proponent may seek related take authorization as provided by the Fish and Game Code.

## PROJECT DESCRIPTION SUMMARY

**Proponent:** City of San Diego (City)

**Objective:** The objective of the Project is to revitalize De Anza Cove in accordance with the Mission Bay Park Master Plan (MBPMP). The MBPMP recommends that the revitalization should serve regional recreation needs, including providing guest housing, contributing to the improvement of the park's water quality, including creating additional wetlands, facilitating hydrological improvements to support marsh areas, providing a waterfront trail, viewing areas, and other recreational features for public use, and ensuring leaseholds support the Mission Bay recreation use. The Project will update the MBPMP to ensure consistency with the Climate Resilient SD Plan and account for sea level rise and climate change.

<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 *et seq.* The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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City of San Diego  
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Key project components are outlined below:

Kendall-Frost Marsh Reserve/Northern Wildlife Preserve

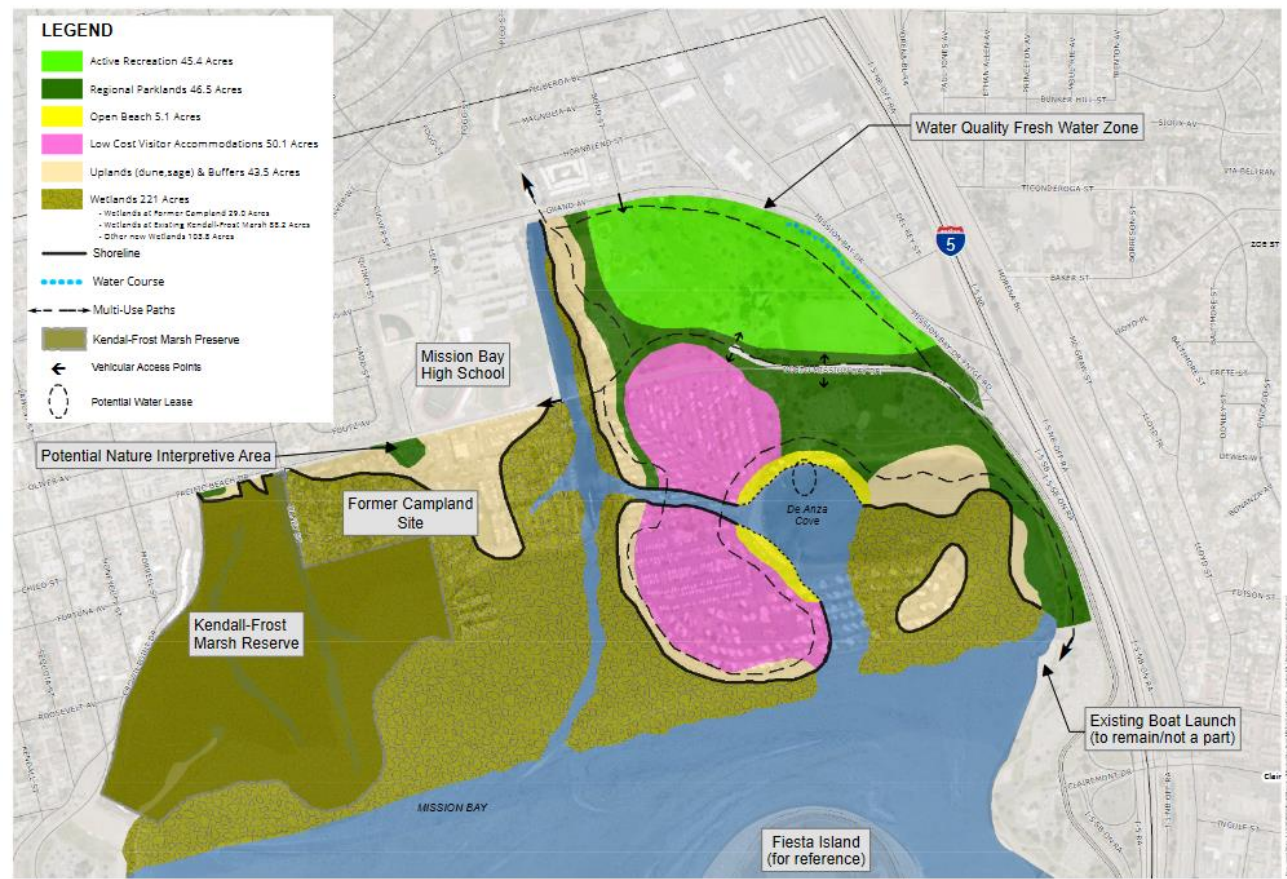
The Project proposes to expand the existing 88.2 acres of wetland at Kendall-Frost Marsh Reserve/Northern Wildlife Preserve, through creation of an additional 29.0 acres of wetlands at the former Campland site, as well as an additional 103.8 acres of wetlands around De Anza Cove and along the outfall of Rose Creek.

De Anza Cove Area – North

Existing recreational facilities in the northern and eastern portions of the Project area will remain. The Project proposes an active recreation and aquatics facility in the north section of De Anza Cove, and states that additional opportunities for expanded recreational uses will be analyzed under a General Development Plan in the future.

De Anza Cove Area – South

Land uses proposed in this area include: replacement of the existing RV campground and mobile home park with low-cost visitor accommodations consisting of RV camping sites, cabins or other accommodations, and ancillary facilities; enhancement of existing regional parkland with new recreational amenities; creation of a supervised swimming beach; potential lease of a non-motorized boat rental facility/dock; expansion of existing wetland habitat to include marshes, mudflats, oyster beds, and open water; creation of upland areas to serve as a buffer zone to wetland habitat; parking; and a multi-use path with interpretive signage.



**De Anza Natural**  
**De Anza Cove Amendment to the Mission Bay Park Master Plan**  
**Figure 3: Site Plan**  
(City of San Diego, De Anza Natural NOP, 2022)

**Location:** Mission Bay Park (Bay) is a 4,660-acre park within the City of San Diego. The proposed Project area is located in the northeast corner of Mission Bay and includes the following existing land uses: the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, a golf course, regional parkland, and the De Anza Cove Area, which is identified as the De Anza Special Study Area in the MBPMP.

**Biological Setting:** Mission Bay supports a wide variety of biological resources and habitats including diverse marine habitats, coastal salt marsh, and three terrestrial habitats: salt pan, coastal strand, and disturbed habitat (City, 1990). Special-status species include the CESA- and federal Endangered Species Act (ESA)- listed endangered light-footed Ridgway's rail (*Rallus obsoletus levipes*), which is also a California Fully Protected Species (FPS); the CESA-listed endangered Belding's savannah sparrow (*Passerculus sandwichensis beldingii*); and the CESA- and ESA-listed endangered California least tern (*Sterna antillarum browni*; FPS). Mission Bay also

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hosts diverse avifauna, small mammals, reptiles, and habitat for avian feeding, resting, and breeding. The coastal salt marsh habitats improve the Bay’s water quality through bioremediation and filtering of pollutants and wastewater discharge.

**Marine Biological Setting:** Mission Bay is locally known for its bay, estuary, eelgrass and shallow bay habitats important for fish and wildlife habitat. The Bay is also important fish nursery habitat for fish spawning, shelter, and foraging. The Bay includes large areas (i.e., ‘beds’) of eelgrass (*Zostera marina*, *Z. pacifica*), which is a sensitive marine habitat type and is important to many aquatic and nearshore species.

**COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project’s significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, wildlife, and natural habitats, we recommend the following information be included in the PEIR:

**General Comments**

- 1) **Biological Resource Inventory:** The document should contain a complete description of the Project, including purpose and need, that describes all terrestrial and marine habitats within or adjacent to the Project area, all staging areas and access routes to the construction and staging areas. The Project area is described as the area in which potential effects may occur.  
  
The document should also provide a complete assessment of the flora and fauna within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire Project site, undertaken at the appropriate time of year. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish and wildlife species. Seasonal variations in use of the Project area by wildlife should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service.
- 2) **Biological Impacts:** To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the PEIR:
  - a) a discussion of potential adverse impacts from lighting, noise, human activity, exotic species, recreational uses, and drainage. The latter subject should address: Project-related changes to drainage patterns on, and downstream of, the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site. Mitigation measures proposed to alleviate such impacts should be included.
  - b) discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., existing preserve lands or lands designated as Multi-Habitat Planning Area (MHPA) associated with the City’s SAP).
  - c) the zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible wildlife conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - d) CDFW also recommends that a habitat gain/loss table be included, which calculates the expected net habitat losses and gains of each type of habitat area lost, restored, enhanced, and created.
- 3) **Marine Species and Habitats:** To better understand potential effects and impacts from the proposed Project, baseline surveys should be conducted, and the results included in the PEIR. Baseline surveys of native and artificial marine habitats, and native and non-marine species

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should include all marine areas within the Project area footprint such as the existing open water bay and estuary habitats of De Anza cove and Rose Creek outfall, mudflats, eelgrass beds, oyster beds, and sandy beach intertidal habitat. Invasive marine *Caulerpa* spp. should also be included in marine baseline surveys. All excavations and placement of sediment in Project areas within, and adjacent to, all existing natural wetland or eelgrass habitat should be included in a site-specific baseline marine resources survey and Project impacts/benefits assessment. This should be performed to accurately assess wetland restoration benefits and impacts to marine species and habitats. Historical marine biological species and habitats for the Project area may also be found in the Marine BIOS database on the CDFW's website (<https://wildlife.ca.gov/Conservation/Marine/GIS/MarineBIOS>).

CDFW recommends the marine biological survey and impact assessment reports include a listing of each Project component and the habitat that will be impacted, the total area of habitat impacted, and proposed mitigation measures for avoiding, and minimizing impacts. Additionally, the baseline assessment should include a habitat loss/gain summary indicating the total net gain or loss of each habitat impacted verses habitat restored. If impacts or net losses to sensitive, native marine habitats are unavoidable, additional mitigation plans should be developed to compensate for lost existing habitats.

- 4) **Special-status Species:** The PEIR should thoroughly analyze direct, indirect, and cumulative impacts to any special-status species likely to occur in the Project area. Impacts to species designated as Fully Protected must be completely avoided; FPS may not be taken or possessed at any time per § 3511 of the Fish and Game Code. Avoidance measures for avian species may include phasing construction to occur outside of nesting season, conducting species-specific surveys when construction will occur within 500' of a nesting site, retaining a qualified biological monitor on-site during construction, and implementation of no-activity buffers around active nests.

CDFW also considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species not already covered by the City's SAP that results from the Project is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, unless covered by the City's SAP permit, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

- 5) **Marine Impacts:** The wetlands restoration Project activities may have direct and indirect impacts to marine species and habitats:
- a. direct loss or conversion of native marine habitats due to fill of open Bay waters;
  - b. burial or excavations/dredging of native eelgrass habitat and oyster beds;
  - c. turbidity and sedimentation, scouring, and reduced water quality; and,
  - d. significant impacts to sensitive and/or special-status resources including eelgrass beds, and associated eelgrass ecological communities such as benthic and epibenthic invertebrates, fish, and marine birds.

Contaminated or high silt and organic content sediments should not be placed in the marine environment that are not compatible with existing native sediment. High silt content sediments may cause marine soft substrates to be compacted and unsuitable for sustained growth of eelgrass, intertidal and subtidal benthic and epibenthic invertebrates. Compatible sediments are required for healthy marine invertebrate habitat needed for forage of the higher trophic levels such as fish and shorebirds.



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6) **Indirect Marine Impacts:** The Draft PEIR should include and address potential adverse indirect Bay water and marine habitat impacts from increased human and boat facilities (overwater structures) such as Bay water shading, lighting, underwater noise, increased non-native, invasive species, and proposed mitigation measures to alleviate such impacts.

7) **Sensitive Marine Species and Habitats:** Many important commercial and recreational fish species use the Project area for breeding, shelter, spawning, and foraging. Potential impacts to marine fish, including both commercially and recreationally important species, should be identified and any significant impacts should be avoided and minimized to below a level of significance. A list and description of fish and wildlife species and habitat in the Bay may be found on Marine Bios (<https://wildlife.ca.gov/Conservation/Marine/GIS/MarineBIOS>). Species and habitats which should be addressed include but are not limited to:

- a. the California spiny lobster (*Panulirus interruptus*) may utilize the open subtidal Bay habitats within or adjacent to the proposed Project. Spiny lobster use eelgrass for shelter which is present throughout the shallow area of the Bay. This species and their habitat are vulnerable to direct and indirect dredging, excavation, fill, burial, turbidity, and sedimentation impacts; and,
- b. marine plant species which grow in extensive beds within shallow Bay waters are considered sensitive habitat types. In the vicinity of the proposed Project, this may include, but is not limited to, eelgrass (*Zostera marina*, *Z. pacifica*).

An eelgrass mitigation site is located just south of the Project footprint. The mitigation site was created to mitigate for eelgrass impacts related to the Mission Bay Navigational Channel Dredging Project completed three years ago. This eelgrass mitigation site should be identified and addressed in the PEIR. Avoidance and minimization measures should be proposed for the eelgrass mitigation site.

8) **Invasive Species:** Disturbance of the bottom sediments from dredging construction may redistribute non-native species that compete with native species. This could cause widespread adverse impacts to the marine ecosystem. The invasive algae *Caulerpa taxifolia* is listed as a federal noxious weed under the U.S. Plant Protection Act and while deemed eradicated in 2006 is monitored for potential future emergence. Another invasive algae species found recently in Southern California (Newport Bay) is *Caulerpa prolifera*, which is also a potential threat to the native marine ecosystem.

CDFW recommends including a mitigation measure detailing a pre-construction *Caulerpa* spp. survey to identify potential existence of invasive *Caulerpa* spp. as described in the *Caulerpa* Control Protocol <https://www.fisheries.noaa.gov/west-coast/habitat-conservation/aquatic-invasive-species-west-coast>. If *Caulerpa* spp. are found, do not disturb the species and contact CDFW and National Marine Fisheries Service within 24 hours as described in the *Caulerpa* Control Protocol.

9) **Mitigation for Project-related Biological Impacts:** The PEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible, or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be discussed.

10) **Cumulative Effects Analysis:** A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats. The PEIR should evaluate the full scope of potential actions germane to the MBPMP as part of the cumulative impact analysis and discussion of related actions.

11) **Range of Project Alternatives:** The PEIR should include a range of Project alternatives that complement existing and proposed habitat restoration efforts including: the De Anza Special Study Area, the existing KFMR/NWP – including the potential habitat restoration associated with the Campland lease site, and the San Diego Audubon's ReWild Mission Bay Feasibility Study. We continue to encourage the City to maximize incorporation of Project design elements identified by the San Diego Audubon's ReWild Mission Bay, as discussed in CDFW's 2017 and 2018 comment letters (CDFW 2017, CDFW 2018). The PEIR should fully consider and evaluate a range of alternatives that avoid or otherwise minimize impacts to marine and terrestrial biological resources.

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12) **Project Phasing:** As indicated in our 2018 comment letter in response to the De Anza Cove Amendment to the Mission Bay Park Master Plan NOP (CDFW 2018), CDFW recommends that the PEIR analyze opportunities to maximize the footprint of native habitats in conformance with the environmental objectives in the MBPMP. Critical Project components such as specific design elements, timing, and phasing of implementation are not detailed within the NOP. Implementation of Project components, specifically the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve, wetland expansion, and upland and buffer creation, should precede other Project components to ensure consistency with the MBPMP, and to safeguard Mission Bay's water quality for the biological resources, natural habitats, leasehold interests, and recreational uses. Implementing the habitat components of the proposed Project prior to other construction components fulfills a longstanding goal of the MBPMP-Recommendation 26: Relocation of Campland, by protecting Mission Bay's water quality for biological resources and recreationalists alike during construction and operation of the future leaseholds. Additionally, where the information is available, the PEIR should detail the success criteria of the habitat creation/restoration components of the Project and indemnify its success through financial sureties. Where the information necessary to establish specific success criteria is not known, the PEIR should identify the Audubon's ReWild Mission Bay as the framework for developing future success criteria.

### Specific Comments

- 13) **Wetland Expansion:** Although the De Anza Natural Project significantly improves focus on wetland expansion by comparison to the 2018 De Anza Cove Amendment to the MBPMP, we continue to encourage the City to analyze the possibility of incorporating native habitat along the entire De Anza peninsula. The marsh habitat associated with the Northern Wildlife Preserve (including the Kendall-Frost Reserve) serves an important regional resting, feeding, and migratory stop within the Pacific Flyway, and also acts as a significant bioremediation tool to improve water quality—a key focus of the MBPMP and the Mission Bay Natural Resources Management Plan (City of San Diego, 2002 and 1990 respectively). The City's planning documents have long recognized the mutual benefits that improved water quality offer public recreation and habitat values in specifically stating that the De Anza Special Study Area (SSA) "...shall not be developed to the detriment of existing and/or future adjacent habitat areas. Foremost in consideration should be the extent to which the SSA can contribute to the Park's [Mission Bay Park] water quality. In fact, additional wetlands creation *must be considered* [emphasis added] as part of the SSA." (City, 2002, p. 53).
- 14) **Eelgrass and Wetland Type Conversion:** CDFW does not recommend any development or conversion that would result in a reduction of wetland and/or eelgrass acreage or habitat values. If conversion of these habitats is unavoidable, the City should provide appropriate mitigation measures and compensation for lost habitat. Project mitigation should ensure there will be "no net loss" of either wetland or eelgrass habitat values or acreage. Development and conversion includes, but is not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, eelgrass and channelization or removal of substrate materials from the wetland or eelgrass bed. All eelgrass habitat and potential eelgrass habitat, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks that preserve the aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to these aquatic resources should be included in the PEIR.
- 15) **Climate Change Resiliency:** The PEIR should address climate resiliency with both planning and design aspects of the Project. Several climate change models illustrate that areas of De Anza will be subject to sea level rise, which may jeopardize the redevelopment of De Anza, absent major structural infrastructure. The PEIR should clearly analyze how sea level rise will affect the plan, particularly the created wetlands. Project Alternatives should consider the effects of potential sea level rise and climate change on marine habitat modifications. Analysis should include discussion of infrastructure and long-term maintenance, as well as congruency with the Climate Resilient SD Plan.

### 16) Recreational Use:

a) Camping: The NOP indicates that,

*"...the existing RV campground and vacant De Anza Mobile Home Park would be replaced with low-cost guest housing, allowing for approximately 600 camping sites for RV's, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Camping-oriented ancillary facilities and amenities, such as food services/concessions, would also be provided on site."*

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CDFW does not consider RV camping to be a passive recreational use; the PEIR should analyze the proposed low-cost guest housing on the De Anza peninsula as an active recreational use and discuss how surrounding natural habitat will be impacted. To maximize habitat values and improve water quality, we recommend that commercial and other land use developments be strategically located farthest away from sensitive resources to include wetlands and open waters of the bay.

- b) Watercraft: The NOP states that a small non-motorized boat lease area is proposed as part of the Project, and an existing boat ramp in De Anza Cove would be removed. Motorized watercraft access currently exists just east of the Project boundary at the De Anza Boat Launch. The NOP goes on to state that nonmotorized personal watercraft would have access in De Anza Cove from the new potential boat lease, while motorized boats could access De Anza Cove from the existing boat ramp east of the Project area. CDFW recommends that De Anza Cove be limited to non-motorized watercraft and swimming uses only. Allowing motorized watercraft activities in De Anza Cove risks damage to the proposed eastern wetlands, resulting from boats operating close to, or directly in, wetland areas. Noise from motors may also disturb nesting or foraging avian species. Indirect impacts to the wetlands could occur from pollution and increased turbidity caused by motorized watercraft.

- 17) **CEQA Document Tiering**: The NOP indicates that specific active recreation uses at the north section of De Anza Cove will be determined during future site planning efforts as part of a General Development Plan through a public process. While we appreciate additional public involvement in the future, the PEIR should specify what mechanisms under CEQA will be employed. As expressed in our 2018 comment letter (CFDW 2018), the City should indicate whether it anticipates subsequent Project-specific CEQA documents, or if a consistency determination process will be followed when tiering from the PEIR.

CEQA Lead Agencies may elect to prepare a Program EIR as a high-level CEQA document addressing "...a series of actions that can be characterized as one large Project..." (CEQA Guidelines § 15168). Absent a clear understanding of how the PEIR is intended to be used, CDFW is unable to comment on the full breadth of environmental concerns and potential avoidance, minimization, or mitigation measures. Given the nature of a programmatic environmental document, CDFW acknowledges that the CEQA Lead Agency is not obligated to fully analyze subsequent activities for which insufficient data exists. However, CEQA findings of significance should only be made when those findings are supported by substantial evidence in the record (CEQA § 15091(b)). For those aspects of the proposed Project that have not been fully studied, findings of significance should be set aside when certifying the PEIR until those aspects can be fully studied in a subsequent or supplemental CEQA document (see CEQA Guidelines §§ 15162 and 15163).

18) **Jurisdictional Delineation and 1600 Notification:**

- a) The Project area supports aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the wetlands, Rose Creek, and associated riparian habitats should be included in the PEIR. Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
- b) The CDFW has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the City's PEIR for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA.

19) **Marine Mitigation Measures:**

At a minimum, the following marine mitigation measures should be incorporated into a Marine Impact Avoidance, Minimization and Monitoring plan for any proposed sediment placement cut and fill work within or adjacent to the marine habitats of Mission Bay.

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- a) Avoidance Measures: Equipment, vehicle routes, dump trucks, bulldozers, and workers should travel, set up and operate outside the Bay habitat boundaries to the extent feasible to avoid significant Project impacts to marine habitat, species, and water quality. All driving, dumping, bulldozing routes and locations should be referenced on maps and diagrams in relation to the marine habitat boundaries showing potential areas of impact.
- b) Avoidance Measures: The CDFW recommends avoidance of eelgrass and marine habitat impacts. Project alternatives and designs should include construction methods designed to fully avoid impacts to existing sensitive marine fish and wildlife and associated marine habitats.
- c) Minimization Measure: For Bay sandy beach and mudflat protection or creation, dredged or excavated sediments to be used as fill should be sampled under an approved sediment analysis plan, and only clean, beach or mudflat compatible sand should be placed on receiver beaches. Dredged sediments should be similar to receiver beach sediments in grain size, color, and percent silt content.
- d) Minimization Measure: Hydrological modeling should be done to identify appropriate sediment placement volumes and locations to minimize significant marine habitat and creek mouth impacts.
- e) Minimization Measure: Silt curtains and coffer dams should be used to the extent feasible to minimize turbidity and sedimentation impacts for all sensitive marine habitats and species.

Eelgrass and Shallow Water Habitat Mitigation Measures: Eelgrass is a sensitive habitat that is highly productive as a juvenile fish nursery, and used by adult fish and invertebrates for foraging, spawning, and shelter. Eelgrass beds are also considered a “special aquatic site” and given protections by the Clean Water Act. Additionally, the importance of eelgrass protection and restoration, as well as the ecological benefits of eelgrass, is identified in the California Public Resources Code (PRC§35630). Guidance for eelgrass habitat impact avoidance, minimization, and compensatory mitigation as well as guidance for eelgrass mitigation banking is provided by the California Eelgrass Mitigation Policy (CEMP), (NOAA, 2014). ([https://media.fisheries.noaa.gov/dam-migration/cemp\\_oct\\_2014\\_final.pdf](https://media.fisheries.noaa.gov/dam-migration/cemp_oct_2014_final.pdf)).

If transplanting of eelgrass is required for eelgrass compensatory mitigation, a Scientific Collecting Permit (SCP) from CDFW will be required prior to harvest and transplanting activities. The SCP may include conditions such as donor bed surveys, limits on number and density of turions collected, methods for collection and transplanting, notification of activities, and reporting requirements. Please visit the CDFW’s SCP webpage for more information: <https://wildlife.ca.gov/Licensing/Scientific-Collecting>.

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDB/Submitting-Data>. The types of information reported to CNDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals>.

## ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)



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## CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources.

Questions and further coordination on terrestrial issues should be directed to Jessie Lane, Environmental Scientist at [Jessie.Lane@wildlife.ca.gov](mailto:Jessie.Lane@wildlife.ca.gov). Questions and further coordination on marine issues should be directed to Loni Adams, Marine Environmental Scientist at [Loni.Adams@wildlife.ca.gov](mailto:Loni.Adams@wildlife.ca.gov).

Sincerely,

DocuSigned by:

  
D700B4520375406...

David Mayer  
Environmental Program Manager  
South Coast Region

ec: Jennifer Turner, CDFW – [Jennifer.Turner@wildlife.ca.gov](mailto:Jennifer.Turner@wildlife.ca.gov)  
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Carolyn Lieberman, USFWS, Carlsbad – [Carolyn.Lieberman@fws.gov](mailto:Carolyn.Lieberman@fws.gov)

## Attachments

Attachment A: CDFW Comments on the De Anza Revitalization Plan. December 13, 2016.

Attachment B: CDFW Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Mission Bay Park Master Plan Update-Fiesta Island. June 8, 2017.

Attachment C: Comments on the De Anza Cove Amendment to the Mission Bay Park Master Plan NOP. July 10, 2018.

## References

California Department of Fish and Wildlife (CDFW). December 13, 2016. Comments on the De Anza Revitalization Plan.

California Department of Fish and Wildlife (CDFW). June 8, 2017. Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Mission Bay Park Master Plan Update-Fiesta Island.

California Department of Fish and Wildlife (CDFW). July 10, 2018. Comments on the De Anza Cove Amendment to the Mission Bay Park Master Plan NOP.

City of San Diego. May 1990. Final Mission Bay Park Natural Resource Management Plan. Prepared for the Park and Recreation Department by the Development and Environmental Planning, Planning Department, City of San Diego.

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City of San Diego. 2016. De Anza Revitalization Plan. <http://www.deanzarevitalizationplan.com/>

NOAA (National Oceanic and Atmospheric Administration) Fisheries, West Coast Region. 2014. California Eelgrass Mitigation Policy and Implementing Guidelines.

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**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [Gerwein, Joel@SCC](mailto:Gerwein.Joel@SCC)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 10:04:45 AM  
**Attachments:** [SCC\\_SanDiego\\_NOP\\_Comment\\_Letter\\_2022.pdf](#)

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Hello, the State Coastal Conservancy is submitting a comment letter to the City of San Diego regarding the proposed PEIR's scope and alternatives for the De Anza Natural Plan. Thank you for your consideration.

Thank you,

Meghan Martinez (she/her)  
[NOAA Coastal Management Fellow](#)  
[California State Coastal Conservancy](#)  
[Southern California Wetlands Recovery Project](#)  
[meghan.martinez@scc.ca.gov](mailto:meghan.martinez@scc.ca.gov)



February 6, 2022

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: City of San Diego Notice of Preparation (NOP) for De Anza Natural Plan

Dear Mr. Moore,

The State Coastal Conservancy (Conservancy) is writing in general support of the City of San Diego's plan for wetland restoration and public access in Mission Bay in the De Anza Natural Plan described in the City's recent Notice of Preparation (NOP) of a Programmatic Environmental Impact Report (PEIR). The Conservancy has been involved with the restoration of Lower Rose Creek and North Mission Bay Wetlands since 2003, and has also provided over \$500,000 towards the ReWild Mission Bay Feasibility Study that was completed in 2018. The ReWild study included three alternatives—Wild, Wilder, and Wildest. The Wildest scenario included restoration of ~256 acres of wetlands, including transition zone and mudflats. The study also included an analysis of restored habitats with sea level rise, and projected that this scenario would result in ~109 acres of wetlands that would be resilient to 5.5 ft. of sea-level rise around 2100.

The Conservancy understands that the City's PEIR is required to satisfy the Water Board's approved SEP requirements, and that one of those requirements is to analyze a Mission Bay restoration project that would result in 80 acres of resilient wetlands in 2100. The SCC supports the City's planning for increased wetland restoration acreage (133 acres) in the current NOP compared to the 2018 NOP. However, the Conservancy would like to see the City include more extensive wetland restoration as one of the alternatives to be analyzed in its PEIR. Specifically, the Conservancy would support the City including the Wildest scenario from the ReWild Mission Bay Feasibility Study as one of the alternatives and carrying forward with this analysis. Including the Wildest scenario as an alternative in the PEIR would also ensure that the City would meet its SEP requirements, which may not be the case with the current project description in the NOP.

In addition, the Conservancy encourages the City to engage with tribal entities early and often in this planning process, and to consider tribal resources and partnerships, and is pleased to see that the NOP prioritizes tribal collaboration. The Conservancy also supports low-cost visitor accommodations and encourages equitable access and recreation for all, and is pleased to see those elements called out in the NOP.

1515 Clay Street, 10<sup>th</sup> Floor  
Oakland, California 94612-1401  
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510-286-1015

The Conservancy has invested in habitat restoration and public access in Mission Bay over the years and sees the State's continued involvement as a high priority. Mission Bay wetlands restoration would also further regional efforts and goals of the Southern California Wetland Recovery Project's 2018 Regional Strategy, providing another reason for the Conservancy's support. The Conservancy anticipates being able to support Mission Bay wetland restoration with grant funding, and also facilitate wetland restoration grants to the City from other state and federal agencies. We look forward to continuing to work with the City on this effort.

Sincerely,

*Amy Hutzel*

Amy Hutzel  
Executive Officer

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Oakland, California 94612-1401  
scc.ca.gov  
510-286-1015

**From:** [Means, Christopher@Waterboards](mailto:Means.Christopher@Waterboards)  
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**Cc:** [Haas, Jeremy@Waterboards](mailto:Haas.Jeremy@Waterboards); [Harris, Jill@Waterboards](mailto:Harris.Jill@Waterboards); [Andrew Meyer](#); [Clemente, Chiara@Waterboards](mailto:Clemente.Chiara@Waterboards); [Smith, James@Waterboards](mailto:Smith.James@Waterboards)  
**Subject:** [EXTERNAL] PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan), SCH No.: 2018061024  
**Date:** Wednesday, February 9, 2022 11:24:44 AM  
**Attachments:** [De Anza Natural NOP comment \(1\).pdf](#)

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Please find attached the San Diego Regional Water Quality Control Board's comments on the Notice of Preparation for the De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No. 2018061024.

Respectfully,

Christopher Means  
Environmental Scientist  
Compliance and Assurance Unit  
San Diego Water Board

email: [christopher.means@waterboards.ca.gov](mailto:christopher.means@waterboards.ca.gov)  
phone: 619-521-3365

---

## San Diego Regional Water Quality Control Board

February 9, 2022

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

In reply refer to:  
CMeans:631631

**Subject:** De Anza Natural (Amendment to the Mission Bay Park Master Plan), SCH No. 2018061024

Dear Jordan Moore,

The San Diego Regional Water Quality Control Board (San Diego Water Board) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) for the De Anza Natural Amendment to the Mission Bay Park Master Plan.

The San Diego Water Board is charged with the protection of Waters of the State of California in the San Diego Region. Our mission is to preserve, enhance, and restore the quality of California's water resources for the protection of the environment, public health, and all beneficial uses. The San Diego Water Board is a responsible agency under the California Environmental Quality Act (CEQA), and administers regulations established by the Federal Clean Water Act and the California Water Code (Porter-Cologne Water Quality Control Act). The San Diego Water Board also administers regulations, plans, and policies established by the Water Quality Control Plan for the San Diego Region and the State Water Resources Control Board to protect watersheds and their resources. The San Diego Water Board administers these regulations, in part, through issuance of water quality certifications under Clean Water Act (CWA) section 401. Implementation of the Project would result in the discharge of dredged or fill materials within Waters of the United States and Waters of the State and would require CWA section 401 water quality certification.

One of the focus areas of the San Diego Water Board's 2021 [Practical Vision](#) is to increase wetland areas in the Region and regulate projects that alter wetland, stream, and riparian areas considering the affects to Tribal and underserved communities as well as Climate Change mitigation and adaptation. Chapter 3 of the Practical Vision: *Recover Stream, Wetland and Riparian Areas*, seeks to support and encourage wetland restoration to achieve a meaningful net gain of wetlands. The restoration of Mission Bay wetlands is specifically called out in the chapter, as well as in San Diego Water Board [Resolution R9-2015-0041](#), *Resolution to Support Restoration of Aquatic Ecosystems in the San Diego Region*.

The San Diego Water Board strongly supports the City's planning efforts to develop a De Anza Natural alternative for the Draft Program Environmental Impact Report (Draft PEIR) that studies an expanded wetlands alternative to the same level of detail as the City's initially proposed preferred project alternative, and seeks to maximize the wetland acreage created in this unique area of Mission Bay. Due to the unique restoration opportunity available in this planning area of Mission Bay, and considering the uncertainty of sea level rise predictions, the San Diego Water Board urges the City to prioritize opportunities that maximize wetland creation both among, and within, each of the alternatives considered.

The San Diego Water Board has the following specific comments on the De Anza Natural Amendment NOP:

### **Biological Resources**

1. Figure 3 provided with the NOP lacks sufficient detail to determine the amount of the various wetland types (low-mid-high wetland/salt marsh and mudflats) and their associated acreage. The Draft PEIR should:
  - a. Clearly map the location and extent of upland transition zones.
  - b. Clearly map the various wetland types and their associated acreages and demonstrate how the proposed alternative would maximize implementable wetland restoration with the establishment of a minimum of 80 acres of additional functional wetlands at the Year 2100, based on current models utilized by the City for sea level rise projections.
2. The Draft PEIR should also discuss maintenance and adaptation measures considered or required for each of the alternatives proposed. In so doing, the PEIR should prioritize low maintenance alternatives that maximize habitat function (e.g. living shorelines).

### **Climate Resiliency**

3. The NOP indicates that the De Anza Natural alternative will rely upon the prediction of 3.6 to 6.5 feet of sea level rise within the City's *Climate Resilient SD Plan for Sea Level Rise Projections* as the basis for calculating functional wetland acreage at the year 2100. Considering the variability in projections, and the City's objective to create a specified amount of wetland acreage, the Draft PEIR should explain the sea level rise projections used to calculate the projected wetlands at 2100, and the expected confidence in meeting that target. The City should consider the Audubon Society's 2018 Wetlands Restoration Feasibility Study which goes into depth on expected restoration needed now to meet the target of 80 additional wetland acres in 2100.
4. The Draft PEIR should provide mapping to illustrate the high and low sea level rise projections, and the associated effect on wetlands in both the City's preferred alternative, and the De Anza Natural alternative.

### **Water Quality and Hydrology**

5. The Clean Water Act Section 303(d) list of impaired water bodies identifies Mission Bay at the mouth of Rose Creek as being impaired for eutrophication and lead from upstream sources, and Mission Bay at De Anza Cove is listed as impaired for *Enterococcus*, fecal coliform, and total coliform. The NOP describes various water quality design features including a proposed water quality zone which would capture and treat storm water before flowing into Mission Bay, additional water quality basins located to treat the entire proposed project area in accordance with local and state requirements, site-specific BMPs to enhance water quality, and storm drain signage. The Draft PEIR should:
  - a. Provide greater clarity about, and expand on, the pollutant loading to the project area from upstream sources and discuss the need for future City actions on a watershed-based level to address the reduction of these pollutants upstream.
  - b. Evaluate in detail the appropriate sizing of all water quality features to address these pollutants in accordance with State and Local regulations.
  - c. Discuss how the project will address 303(d) listed pollutants.
  - d. Discuss how the various water quality design features will ensure protection of the existing and created beneficial uses within the project area.



6. The NOP (Figure 3) proposes a cut channel through the boot to De Anza Cove creating a southern island. The Draft PEIR should:
  - a. Provide a detailed hydrologic analysis to show whether the proposed channel will provide added flushing and water circulation benefits and will not negatively affect the Kendall Frost reserve or impact its beneficial uses.
  - b. Provide a detailed discussion of the maintenance requirements this channel will require, as regular dredging and other activities could cause detrimental impacts to natural resources and water quality in the cove and potentially require additional permitting from the Water Board.
  - c. Provide an analysis of potential sedimentation to the cove from upstream sources, and the potential need to dredge the cove.
  - d. Provide a hydrologic evaluation of whether a reduction and/or relocation of the island could help improve circulation and access to water for all the areas.
  - e. Provide an evaluation of whether the southern island can be used in the future for managed retreat to provide additional wetlands.

#### **Balancing Recreation and Maximized Wetland Creation**

7. The De Anza Natural alternative seeks to find a balance in providing public recreation and the sustainable management of environmental resources. Mission Bay Park is the largest aquatic park of its kind in the country. It consists of over 4,235 acres in roughly equal parts land and water. Mission Bay boasts 27 miles of shoreline, 19 of which are sandy beaches with eight locations designated as official swimming areas. There are almost 14 miles of bike/walking paths along Mission Bay.

Mission Bay Park provides free public access and free parking year-round for many uses including picnicking, lawn and water sports, on-water activities like sailing, paddle boarding and kayaking, running, walking, cycling on paths and trails and bird watching. Uses are supported with maintained landscaping and lawns, trash removal, boat docks and launching facilities, restrooms, showers, developed play areas, natural areas, ranger services and lifeguards.

The San Diego Water Board believes the Draft PEIR should balance recreational needs and wetland creation opportunities on a scale that includes the entirety of Mission Bay Park. Opportunities for public recreation of all types are abundant throughout Mission Bay Park, whereas viable opportunities for substantial wetland creation are limited, with the vast majority occurring within the project area.

**Comparison of the Alternatives**

8. The City has stated that the preferred alternative and De Anza Natural alternative will be analyzed to the same level of detail. The Draft PEIR should provide a comparison of the various components of the alternatives including, but not limited to:
- a. Acreage of wetlands created initially, and wetland acreage remaining in 2100 due to projected sea level rise;
  - b. The relative effectiveness of the alternatives in aiding in the reduction of greenhouse gas emissions and carbon sequestration;
  - c. Pollutant removal potential;
  - d. Percentage of the study area devoted to various types of recreation; and
  - e. Required maintenance.

Thank you again for the opportunity to comment on the NOP for the De Anza alternative. The San Diego Water Board looks forward to working alongside the City of San Diego to restore vital wetlands to Mission Bay. If you seek clarification, or wish to discuss the comments herein, please contact Christopher Means at [christopher.means@waterboards.ca.gov](mailto:christopher.means@waterboards.ca.gov).

Respectfully,

Chiara Clemente  
Senior Environmental Scientist  
Compliance Assurance Unit  
San Diego Water Board

cc:

Jeremy Haas, San Diego Water Board, [Jeremy.Haas@waterboards.ca.gov](mailto:Jeremy.Haas@waterboards.ca.gov)  
Jill Harris, San Diego Water Board, [Jill.Harris@waterboards.ca.gov](mailto:Jill.Harris@waterboards.ca.gov)  
Andrew Meyer, ReWild Coalition, [meyer@audubon.org](mailto:meyer@audubon.org)

ECM# 631631

**From:** [bea5er](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza natural.  
**Date:** Tuesday, January 11, 2022 6:09:36 PM

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I am very concerned that the Mission Bay Golf is so lightly mentioned. In the past meetings the golf course was strongly supported. I can't think of another Mission Bay area that was more used than the golf course. It became a money maker and attracted many visitors as well as residents. It would be a tragedy to substitute wetlands for the course. Fully utilize the mobilhome area before the golf course. John Beaver, 325 Belvedere St., 92037, (858)999-5272.

Sent from my Galaxy

**From:** [Justin C](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza cove  
**Date:** Tuesday, January 11, 2022 7:39:51 PM

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Hi there. I've been in the outdoor recreational activity business for fifteen years in San Diego, specializing in scuba diving, snorkeling, kayaking, sailing and paddle boarding. If the city is interested in adding recreational activities to DeAnza I'd be interested in applying and offering these services to the community. If interested please reply via email or feel free to call me at 858-729-8513. Thank you!

Justin Cannatella

**From:** [Oscar Kirker](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, January 11, 2022 5:55:57 PM

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Free parking as we have had all these years.  
Free viewing area for events as we have had all these years.  
Free anything for locals with I D.  
Don't make it costly like other locations where locals will avoid.  
We need more free places for locals. Born and raised, but so limited now !!!

Get [Outlook for Android](#)



**From:** [Matthew Melin](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Re: Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural  
**Date:** Tuesday, January 11, 2022 4:36:54 PM  
**Attachments:** [NOP of a Draft PEIR for De Anza Natural.pdf](#)

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PLN,  
It won't matter SANDAG will bury ALL public input and overreaching eminent domain laws will enable Manchester development to FUCK OVER THE PUBLIC

Sent from my iPhone

On Jan 11, 2022, at 2:12 PM, PLN\_PlanningCEQA  
<[planningceqa@sandiego.gov](mailto:planningceqa@sandiego.gov)> wrote:

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT  
REPORT**

Please see the attached Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural which was distributed for public review starting today, January 11, 2022. The public review and comment period will end on **Thursday, February 10, 2022.**

Thank you,

**CEQA & Environmental Policy Section**  
City of San Diego Planning Department





Date of Notice: January 11, 2022

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

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**PUBLIC NOTICE:** The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with CEQA. This Revised Notice of Preparation (NOP) of a PEIR and Scoping Meeting was publicly noticed and distributed on **Tuesday, January 11, 2022**. This notice was published in the San Diego Daily Transcript and placed on the City's Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa> and on the City's CEQA website at: <https://www.sandiego.gov/ceqa/meetings>.

**SCOPING MEETING:** The City of San Diego will hold a public scoping meeting on **Monday, January 24, 2022, from 4:00 to 5:30 PM** online via Zoom. **Please note that depending on the number of attendees the meeting could end earlier than 5:30 PM.** The public scoping meeting can be accessed at: <https://us06web.zoom.us/j/81149830815?pwd=SVZmOEUxSzFoc2dpV3VMTmZlYWVPdz09>. Go to "Join a Meeting." Meeting ID: **811 4983 0815** Passcode: **515128**. To access the webinar via phone, please call **+1 669 900 6833** and enter the meeting information.

Written comments regarding the proposed PEIR's scope and alternatives can be sent to the following address: Jordan Moore, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line. All comments must be received no later than **Thursday, February 10, 2022**. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan)

**SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

### **History of the Project**

The City of San Diego Planning Department circulated an NOP for the De Anza Cove Amendment to the Mission Bay Park Master Plan from June 11, 2018 to July 11, 2018. The proposed land use plan described in the 2018 NOP included guest housing, regional parkland, natural recreation, expanded marshland/habitat, upland/developed areas, coastal landscape, potential lease areas,

boat rental/water areas, a water lease, athletic fields and tennis courts, open beach, the Mission Bay Golf Course, a ranger station, water quality design features, and a multi-use path and pedestrian access.

Based on the feedback heard on the plan since the original NOP was released in 2018, the modified project – De Anza Natural – envisions a balanced land use plan that serves the local and regional recreation needs of the public while preserving the natural resources of the De Anza Cove area. De Anza Natural includes expanded wetlands which will help restore and enhance the existing natural wetland habitat while providing a nature-based solution to protect the City against the risks of climate change, in line with its Climate Resilient SD Plan. The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The diversity of wetland habitat types will increase biodiversity, provide increased opportunities for recreational enjoyment and education, as well as future research opportunities into the carbon sequestration potential of wetlands and increased climate resiliency. De Anza Natural will enhance the existing regional parkland through new facilities that will allow for a variety of recreational uses as well as low-cost visitor accommodations that will be accessible to all visitors of Mission Bay Park. De Anza Natural will also recognize the history and ancestral homelands of the Iipay-Tipay Kumeyaay people, providing opportunities to partner and collaborate on the planning and restoration of the area. This NOP is for a draft PEIR that will evaluate the modified project – De Anza Natural.

### **Project Area**

The proposed project area is 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 existing land uses including the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, a golf course, regional parkland, and the De Anza Cove Area, which is identified as the De Anza Special Study Area in the Mission Bay Park Master Plan (Master Plan).

The Preserve is bordered on the west and north by residential development and roadways, on the east by existing guest housing, and on the south by Mission Bay. The Preserve consists mostly of vegetated wetland. The guest housing is located on City-owned land currently leased and operated privately and consists of recreational vehicle (RV) and tent camping areas. The De Anza Cove Area is located directly to the east of the guest housing and Rose Creek, and south of North Mission Bay Drive. The De Anza Cove Area consists of a vacant mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, driveways), an existing campground of approximately 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 current recreational areas include the tennis club, athletic fields, and golf course.

### **Project Components**

The Master Plan 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 Master Plan, and the proposed land uses are summarized below.

### **Climate Resiliency**

De Anza Natural would also include updates to the Master Plan to ensure consistency with the Climate Resilient SD Plan, and to plan for sea level rise, emphasizing nature-based solutions to

climate change.

#### **Kendall-Frost Marsh Reserve/Northern Wildlife Preserve**

The proposed project would expand the existing Preserve to the east where guest housing currently exists and would replace the existing guest housing area with expanded marshland/habitat area as recommended in the adopted Master Plan; see Figure 3, Site Plan. The existing University of California San Diego (UCSD) Bio Research Field Station facility would remain, and the proposed project would allow a future environmental education and nature interpretation facility along Pacific Beach Drive within the Preserve.

#### **De Anza Cove Area – North**

The northern and eastern portions of the proposed project area, which currently contain active recreational facilities, would continue to allow for these types of active recreational uses, which could include tennis, basketball, softball/baseball, soccer, and/or golf facilities. Specific active recreation uses at this site would be determined during future site planning efforts as part of a General Development Plan through a public process.

The proposed active recreation and aquatics facilities would be in the north section of the De Anza Cove Area, well-buffered from habitat. It is anticipated that the active recreation area would be home to existing uses, and a new potential use could include a City aquatics facility. Aquatics facilities typically include a 25-meter pool, outdoor decks, shade trellises, changing facilities/locker rooms, storage and vehicular areas and possibly a children's pool. Surface parking and access drives would serve both the Regional Parkland and Active Recreation areas. The specific recreation elements would be the subject of a future General Development Plan process.

#### **De Anza Cove Area – South**

The De Anza Cove Area is located south of North Mission Bay Drive and east of the Rose Creek Channel. The land uses proposed within this area include low-cost visitor accommodations, regional parkland, wetland/marshland, upland areas, a potential non-motorized boat lease, and open beach and water quality features, which are further described below. See Figure 3, Site Plan.

##### *Low-Cost Visitor Accommodations*

The proposed project would replace the existing RV campground and vacant De Anza Mobile Home Park with new low-cost guest housing. The low-cost guest housing would allow for up to approximately 600 camping sites for RVs, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Camping-oriented ancillary facilities and amenities, such as food services/concessions, would also be provided on site. The lease area would include open beach and vegetated buffers at its periphery, in accordance with water quality Best Management Practices (BMPs) and the Master Plan. The guest housing leasehold would include public access to the multi-use bike/path.

##### *Regional Parkland and Open Beach*

The existing regional parkland area would be enhanced by new recreational amenities and opportunities. A supervised swimming beach area would be located at the open beach on the north shore north of De Anza Cove. The swimming area would be protected by buffers/safety measures that would separate the swimmers from the boat users. A non-motorized boat rental facility/dock potential lease would be publicly accessible from the regional parkland (east) side and from the guest housing (west) side. In the upper part of the area, recreational amenities would include a passive, open green area, and program elements such as sand volleyball, seating/picnicking areas, an "adventure play" area, and environmental education displays/kiosk along multi-use pathways. The regional parkland areas would also provide a natural setting for compatible bicycling, hiking, and passive recreational uses. A portion of the regional parkland

area along Pacific Beach Drive could serve as a nature-based ranger station or other interpretive area. Vegetation adjacent to upland and marsh habitats would buffer those habitats and the Preserve through the use of landform (berms) and native plantings. Surface parking would be provided for the regional parkland and open beach areas.

#### *Wetlands*

The proposed project would expand the existing wetland habitat to include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The new marshes would be located along the edges of and at the outfall of Rose Creek and would be located to accept existing storm drain water outfalls on the east side of De Anza Cove. Storm drain outfalls could also be located along Rose Creek to direct stormwaters to the marshlands, potentially improving the water quality. It is anticipated that natural and nature-based erosion control measures would be incorporated for controlling sediments and creating habitat niches. Design features such as oyster reef creation could serve as barriers to storms and tides, preventing erosion and protecting productive estuary waters. The expanded wetland habitat would create a natural interface with the De Anza Cove and nearby park areas in the proposed project area and would enhance water quality in Rose Creek and Mission Bay.

#### *Uplands and Buffers*

The upland areas would include a multi-use path with educational signage and, in some instances, mounded landforms. The mounded landforms would feature native coastal sage, dune and other native plants that would be seen and experienced from the waterfront multi-use path. This area would also include passive recreation amenities such as overlooks, pathways, picnic areas, and interpretive signs, which would complement the natural setting of the guest housing and the expanded beach areas on the cove. The upland plantings would serve as a buffer to the wetland habitats.

#### *Water Quality Design Features*

Water quality design features are proposed along the eastern edge of the proposed active recreation area, along the west side of West Mission Bay Drive. The proposed water quality zone would capture and treat storm water before flowing into Mission Bay. Additional water quality basins would be located to treat the entire proposed project area in accordance with local and state requirements. Additional water quality enhancing features would include vegetated areas bordering development areas to further reduce storm water contamination, including debris and sediment, from reaching Mission Bay. In addition to water quality detention basins, the proposed project would incorporate site-specific BMPs to enhance water quality and would incorporate storm drainage signage. As a further water quality-enhancing feature, the edges and outfall zones of Rose Creek would be revegetated with marshes, and the east side of De Anza Cove is proposed to be revegetated with marsh, wetland, and upland native plants.

#### *Surface Parking*

Surface parking areas would be located in conjunction with the athletic areas and within the footprint of the guest housing area. Additionally, surface parking lots accessible from North Mission Bay Drive and De Anza Road would serve the proposed recreation and aquatics areas and the regional parkland areas at De Anza Cove.

#### **Circulation and Access**

##### *Vehicular Access*

A new northern extension of De Anza Road would yield two vehicular access points for regional parkland and the south access to the active recreation area. Two additional vehicular access points are planned along a reconfigured western terminus of North Mission Bay Drive; at the terminus of North Mission Bay Drive, a south-bound driveway would provide vehicular access to the guest housing area's north entrance and a north-bound driveway would provide access to the



regional parkland. From the end of the terminus of North Mission Bay Drive, the multi-use/bike pathway would continue westward to connect with the Mike Gotch Memorial Bridge and the Rose Creek Bikeway. Athletic Fields Driveway, located on the southern leg of the Grand Avenue and Bond Street intersection and the northern point of entry for vehicles, would continue to provide direct access to De Anza Cove. This intersection is currently unsignalized but is planned to be signalized and reconfigured as part of the project to improve access. Three existing parking lots on North Mission Bay Drive east of De Anza Road, as well as De Anza Road, would provide access to the guest housing lease area, the open beach area, and regional parkland areas.

Vehicular access to the proposed project site would be provided by eight vehicular access points. Four of the vehicular access points are currently in operation. As part of redevelopment of the southern portion of the project site, the existing De Anza Cove recreational area/Mission Bay RV Resort driveway would be removed. The driveways that exist on the De Anza “boot” and within existing guest housing area would be removed. The existing parking lots/drives at the Mission Bay Golf course and the San Diego Mission Bay Boat and Ski Club would be removed.

#### *Watercraft Access*

Watercraft access is currently provided immediately east of the project area at the De Anza Boat Launch. In De Anza Cove, a small non-motorized boat lease area is proposed. The existing boat ramp in De Anza Cove would be removed, and nonmotorized personal watercraft would have access in De Anza Cove from the new potential boat lease, while motorized boats would have access to De Anza Cove near the boat ramp east of the project area.

#### *Bicycle and Pedestrian Circulation and Access*

Pedestrians and bicyclists can access the proposed project area via the Rose Creek Trail from the north. In addition, bicycles and pedestrians can use the Mike Gotch Memorial Bridge over Rose Creek 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 Rose Creek, an existing pedestrian pathway would 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 reserve.

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, with the tennis courts and ball fields located east of the creek by other land uses and buffers. A proposed pedestrian and bike waterfront trail would enhance connectivity to the adjacent community, the 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 visitor accommodation 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, boat rental facilities and other neighborhoods east and west of De Anza, as well other parks uses to the south. In addition, water quality features would be located along the waterfront trail.

**APPLICANT:** City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

**RECOMMENDED FINDING:** Pursuant to CEQA Guidelines Section 15060(d), the proposed project may result in significant environmental impacts in the following areas: **Land Use; Air Quality; Biological Resources; Energy Conservation; Geologic Conditions; Greenhouse Gas Emissions; Health and Safety; Historical, Archaeological, and Tribal Cultural Resources; Hydrology/Water Quality; Noise; Paleontological Resources; Public Services and Facilities; Public Utilities; Transportation and Circulation; and Visual Effects and Neighborhood.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice in alternative format, call the

Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, please contact Jordan Moore at (619) 236-5061 or [JTMoore@san Diego.gov](mailto:JTMoore@san Diego.gov). For information regarding public meetings/hearings on this project, please contact the Project Manager, Scott Sandel, at (619) 235-5204 or [SSandel@san Diego.gov](mailto:SSandel@san Diego.gov). This Notice was published in the San Diego Daily Transcript and distributed on **Tuesday, January 11, 2022.**

Rebecca Malone  
Program Manager  
Planning Department

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







SOURCE: City San Diego 2018; SANGIS 2017, 2018

**FIGURE 2**  
Vicinity







**From:** [tlowrey@san.rr.com](mailto:tlowrey@san.rr.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Re: Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural  
**Date:** Tuesday, January 11, 2022 6:39:59 PM  
**Attachments:** [NOP of a Draft PEIR for De Anza Natural.pdf](#)

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Denise, is this a good thing? Hard to navigate. Sharon

Sent from my iPhone

On Jan 11, 2022, at 2:17 PM, PLN\_PlanningCEQA  
<[planningceqa@sandiego.gov](mailto:planningceqa@sandiego.gov)> wrote:

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REPORT**

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Thank you,

**CEQA & Environmental Policy Section**  
City of San Diego Planning Department





Date of Notice: January 11, 2022

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**PUBLIC NOTICE:** The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with CEQA. This Revised Notice of Preparation (NOP) of a PEIR and Scoping Meeting was publicly noticed and distributed on **Tuesday, January 11, 2022**. This notice was published in the San Diego Daily Transcript and placed on the City's Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa> and on the City's CEQA website at: <https://www.sandiego.gov/ceqa/meetings>.

**SCOPING MEETING:** The City of San Diego will hold a public scoping meeting on **Monday, January 24, 2022, from 4:00 to 5:30 PM** online via Zoom. **Please note that depending on the number of attendees the meeting could end earlier than 5:30 PM.** The public scoping meeting can be accessed at: <https://us06web.zoom.us/j/81149830815?pwd=SVZmOEUxSzFoc2dpV3VMTmZlYWVPdz09>. Go to "Join a Meeting." Meeting ID: **811 4983 0815** Passcode: **515128**. To access the webinar via phone, please call **+1 669 900 6833** and enter the meeting information.

Written comments regarding the proposed PEIR's scope and alternatives can be sent to the following address: Jordan Moore, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line. All comments must be received no later than **Thursday, February 10, 2022**. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan)

**SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

### **History of the Project**

The City of San Diego Planning Department circulated an NOP for the De Anza Cove Amendment to the Mission Bay Park Master Plan from June 11, 2018 to July 11, 2018. The proposed land use plan described in the 2018 NOP included guest housing, regional parkland, natural recreation, expanded marshland/habitat, upland/developed areas, coastal landscape, potential lease areas,

boat rental/water areas, a water lease, athletic fields and tennis courts, open beach, the Mission Bay Golf Course, a ranger station, water quality design features, and a multi-use path and pedestrian access.

Based on the feedback heard on the plan since the original NOP was released in 2018, the modified project – De Anza Natural – envisions a balanced land use plan that serves the local and regional recreation needs of the public while preserving the natural resources of the De Anza Cove area. De Anza Natural includes expanded wetlands which will help restore and enhance the existing natural wetland habitat while providing a nature-based solution to protect the City against the risks of climate change, in line with its Climate Resilient SD Plan. The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The diversity of wetland habitat types will increase biodiversity, provide increased opportunities for recreational enjoyment and education, as well as future research opportunities into the carbon sequestration potential of wetlands and increased climate resiliency. De Anza Natural will enhance the existing regional parkland through new facilities that will allow for a variety of recreational uses as well as low-cost visitor accommodations that will be accessible to all visitors of Mission Bay Park. De Anza Natural will also recognize the history and ancestral homelands of the Iipay-Tipay Kumeyaay people, providing opportunities to partner and collaborate on the planning and restoration of the area. This NOP is for a draft PEIR that will evaluate the modified project – De Anza Natural.

### **Project Area**

The proposed project area is 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 existing land uses including the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, a golf course, regional parkland, and the De Anza Cove Area, which is identified as the De Anza Special Study Area in the Mission Bay Park Master Plan (Master Plan).

The Preserve is bordered on the west and north by residential development and roadways, on the east by existing guest housing, and on the south by Mission Bay. The Preserve consists mostly of vegetated wetland. The guest housing is located on City-owned land currently leased and operated privately and consists of recreational vehicle (RV) and tent camping areas. The De Anza Cove Area is located directly to the east of the guest housing and Rose Creek, and south of North Mission Bay Drive. The De Anza Cove Area consists of a vacant mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, driveways), an existing campground of approximately 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 current recreational areas include the tennis club, athletic fields, and golf course.

### **Project Components**

The Master Plan 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 Master Plan, and the proposed land uses are summarized below.

### **Climate Resiliency**

De Anza Natural would also include updates to the Master Plan to ensure consistency with the Climate Resilient SD Plan, and to plan for sea level rise, emphasizing nature-based solutions to

climate change.

#### **Kendall-Frost Marsh Reserve/Northern Wildlife Preserve**

The proposed project would expand the existing Preserve to the east where guest housing currently exists and would replace the existing guest housing area with expanded marshland/habitat area as recommended in the adopted Master Plan; see Figure 3, Site Plan. The existing University of California San Diego (UCSD) Bio Research Field Station facility would remain, and the proposed project would allow a future environmental education and nature interpretation facility along Pacific Beach Drive within the Preserve.

#### **De Anza Cove Area – North**

The northern and eastern portions of the proposed project area, which currently contain active recreational facilities, would continue to allow for these types of active recreational uses, which could include tennis, basketball, softball/baseball, soccer, and/or golf facilities. Specific active recreation uses at this site would be determined during future site planning efforts as part of a General Development Plan through a public process.

The proposed active recreation and aquatics facilities would be in the north section of the De Anza Cove Area, well-buffered from habitat. It is anticipated that the active recreation area would be home to existing uses, and a new potential use could include a City aquatics facility. Aquatics facilities typically include a 25-meter pool, outdoor decks, shade trellises, changing facilities/locker rooms, storage and vehicular areas and possibly a children's pool. Surface parking and access drives would serve both the Regional Parkland and Active Recreation areas. The specific recreation elements would be the subject of a future General Development Plan process.

#### **De Anza Cove Area – South**

The De Anza Cove Area is located south of North Mission Bay Drive and east of the Rose Creek Channel. The land uses proposed within this area include low-cost visitor accommodations, regional parkland, wetland/marshland, upland areas, a potential non-motorized boat lease, and open beach and water quality features, which are further described below. See Figure 3, Site Plan.

##### *Low-Cost Visitor Accommodations*

The proposed project would replace the existing RV campground and vacant De Anza Mobile Home Park with new low-cost guest housing. The low-cost guest housing would allow for up to approximately 600 camping sites for RVs, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Camping-oriented ancillary facilities and amenities, such as food services/concessions, would also be provided on site. The lease area would include open beach and vegetated buffers at its periphery, in accordance with water quality Best Management Practices (BMPs) and the Master Plan. The guest housing leasehold would include public access to the multi-use bike/path.

##### *Regional Parkland and Open Beach*

The existing regional parkland area would be enhanced by new recreational amenities and opportunities. A supervised swimming beach area would be located at the open beach on the north shore north of De Anza Cove. The swimming area would be protected by buffers/safety measures that would separate the swimmers from the boat users. A non-motorized boat rental facility/dock potential lease would be publicly accessible from the regional parkland (east) side and from the guest housing (west) side. In the upper part of the area, recreational amenities would include a passive, open green area, and program elements such as sand volleyball, seating/picnicking areas, an "adventure play" area, and environmental education displays/kiosk along multi-use pathways. The regional parkland areas would also provide a natural setting for compatible bicycling, hiking, and passive recreational uses. A portion of the regional parkland

area along Pacific Beach Drive could serve as a nature-based ranger station or other interpretive area. Vegetation adjacent to upland and marsh habitats would buffer those habitats and the Preserve through the use of landform (berms) and native plantings. Surface parking would be provided for the regional parkland and open beach areas.

#### *Wetlands*

The proposed project would expand the existing wetland habitat to include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The new marshes would be located along the edges of and at the outfall of Rose Creek and would be located to accept existing storm drain water outfalls on the east side of De Anza Cove. Storm drain outfalls could also be located along Rose Creek to direct stormwaters to the marshlands, potentially improving the water quality. It is anticipated that natural and nature-based erosion control measures would be incorporated for controlling sediments and creating habitat niches. Design features such as oyster reef creation could serve as barriers to storms and tides, preventing erosion and protecting productive estuary waters. The expanded wetland habitat would create a natural interface with the De Anza Cove and nearby park areas in the proposed project area and would enhance water quality in Rose Creek and Mission Bay.

#### *Uplands and Buffers*

The upland areas would include a multi-use path with educational signage and, in some instances, mounded landforms. The mounded landforms would feature native coastal sage, dune and other native plants that would be seen and experienced from the waterfront multi-use path. This area would also include passive recreation amenities such as overlooks, pathways, picnic areas, and interpretive signs, which would complement the natural setting of the guest housing and the expanded beach areas on the cove. The upland plantings would serve as a buffer to the wetland habitats.

#### *Water Quality Design Features*

Water quality design features are proposed along the eastern edge of the proposed active recreation area, along the west side of West Mission Bay Drive. The proposed water quality zone would capture and treat storm water before flowing into Mission Bay. Additional water quality basins would be located to treat the entire proposed project area in accordance with local and state requirements. Additional water quality enhancing features would include vegetated areas bordering development areas to further reduce storm water contamination, including debris and sediment, from reaching Mission Bay. In addition to water quality detention basins, the proposed project would incorporate site-specific BMPs to enhance water quality and would incorporate storm drainage signage. As a further water quality-enhancing feature, the edges and outfall zones of Rose Creek would be revegetated with marshes, and the east side of De Anza Cove is proposed to be revegetated with marsh, wetland, and upland native plants.

#### *Surface Parking*

Surface parking areas would be located in conjunction with the athletic areas and within the footprint of the guest housing area. Additionally, surface parking lots accessible from North Mission Bay Drive and De Anza Road would serve the proposed recreation and aquatics areas and the regional parkland areas at De Anza Cove.

#### **Circulation and Access**

##### *Vehicular Access*

A new northern extension of De Anza Road would yield two vehicular access points for regional parkland and the south access to the active recreation area. Two additional vehicular access points are planned along a reconfigured western terminus of North Mission Bay Drive; at the terminus of North Mission Bay Drive, a south-bound driveway would provide vehicular access to the guest housing area's north entrance and a north-bound driveway would provide access to the

regional parkland. From the end of the terminus of North Mission Bay Drive, the multi-use/bike pathway would continue westward to connect with the Mike Gotch Memorial Bridge and the Rose Creek Bikeway. Athletic Fields Driveway, located on the southern leg of the Grand Avenue and Bond Street intersection and the northern point of entry for vehicles, would continue to provide direct access to De Anza Cove. This intersection is currently unsignalized but is planned to be signalized and reconfigured as part of the project to improve access. Three existing parking lots on North Mission Bay Drive east of De Anza Road, as well as De Anza Road, would provide access to the guest housing lease area, the open beach area, and regional parkland areas.

Vehicular access to the proposed project site would be provided by eight vehicular access points. Four of the vehicular access points are currently in operation. As part of redevelopment of the southern portion of the project site, the existing De Anza Cove recreational area/Mission Bay RV Resort driveway would be removed. The driveways that exist on the De Anza “boot” and within existing guest housing area would be removed. The existing parking lots/drives at the Mission Bay Golf course and the San Diego Mission Bay Boat and Ski Club would be removed.

#### *Watercraft Access*

Watercraft access is currently provided immediately east of the project area at the De Anza Boat Launch. In De Anza Cove, a small non-motorized boat lease area is proposed. The existing boat ramp in De Anza Cove would be removed, and nonmotorized personal watercraft would have access in De Anza Cove from the new potential boat lease, while motorized boats would have access to De Anza Cove near the boat ramp east of the project area.

#### *Bicycle and Pedestrian Circulation and Access*

Pedestrians and bicyclists can access the proposed project area via the Rose Creek Trail from the north. In addition, bicycles and pedestrians can use the Mike Gotch Memorial Bridge over Rose Creek 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 Rose Creek, an existing pedestrian pathway would 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 reserve.

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, with the tennis courts and ball fields located east of the creek by other land uses and buffers. A proposed pedestrian and bike waterfront trail would enhance connectivity to the adjacent community, the 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 visitor accommodation 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, boat rental facilities and other neighborhoods east and west of De Anza, as well other parks uses to the south. In addition, water quality features would be located along the waterfront trail.

**APPLICANT:** City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

**RECOMMENDED FINDING:** Pursuant to CEQA Guidelines Section 15060(d), the proposed project may result in significant environmental impacts in the following areas: **Land Use; Air Quality; Biological Resources; Energy Conservation; Geologic Conditions; Greenhouse Gas Emissions; Health and Safety; Historical, Archaeological, and Tribal Cultural Resources; Hydrology/Water Quality; Noise; Paleontological Resources; Public Services and Facilities; Public Utilities; Transportation and Circulation; and Visual Effects and Neighborhood.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice in alternative format, call the



Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, please contact Jordan Moore at (619) 236-5061 or [JTMoore@san Diego.gov](mailto:JTMoore@san Diego.gov). For information regarding public meetings/hearings on this project, please contact the Project Manager, Scott Sandel, at (619) 235-5204 or [SSandel@san Diego.gov](mailto:SSandel@san Diego.gov). This Notice was published in the San Diego Daily Transcript and distributed on **Tuesday, January 11, 2022**.

Rebecca Malone  
Program Manager  
Planning Department

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



SOURCE: City San Diego 2018; ESRI 2018

**FIGURE 1**  
**Regional**





**FIGURE 2**  
Vicinity

De Anza Cove Natural (Amendment to the Mission Bay Park Master Plan)





**From:** [Jeeheon Cho](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Golf Course  
**Date:** Wednesday, January 12, 2022 8:53:02 PM

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Hello, does your De Anza Cove redevelopment plan affect the Mission Bay Golf Course at all?

I couldn't tell with the pdfs available on your website for the project.

Thank you!

Jeeheon

**From:** [judy.cleborne](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Wednesday, January 12, 2022 4:54:32 AM

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Please approve RV camping in the plan. San Diego has such beautiful views, but local commercial campgrounds are among the most expensive in the U.S. Overnight parking is needed for those of us who come from North County and other parts of SD County. Thank you for considering an RV facility in your plan. Judy Cleborne, RV Owner



**From:** [weltyinsurance@gmail.com](mailto:weltyinsurance@gmail.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DE ANZA COVE RE-DEVELOPMENT  
**Date:** Wednesday, January 12, 2022 1:33:21 PM

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To Whom It May Concern:

The RV and Tent camping that Campland offers is an ABSOLUTE CROWN JEWEL of San Diego. I know many people that travel to San Diego, just to stay at Campland. You are doing a huge dis-service to the community and abroad to get rid of campland's exact location and taking away so many memories that I had as a child, that my children now experience, and that my grandchildren will miss out on.

If San Diego was smart and wanted to generate **MORE REVENUE** you would turn Fiesta Island into something similar to Campland, turn the old mobile homes in De Anza Cove into something like Campland, and make money off of it.

**LEAVE CAMPLAND ALONE. THE LOCATION IS WHAT SET'S IT APART. THE MOBILE HOME LOCATION HAS NO COMPARISON TO THE CAMPLAND LOCATION.**

We do not need more wetlands that nobody can even enjoy.

-Matt

**From:** [Love Zubiller](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Wednesday, January 12, 2022 9:53:49 AM

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Hello,

Regarding the revised plan for DeAnzo Cove -- this is a much better proposal than the last one, but there is one major problem. Primarily, the camping area divides the wetland, and a contiguous wetland is much more resilient. Please put our natural resources, our resident bird and animal population, and our world as a whole above people's needs. Camping grounds are nice to have, but a healthy earth is far more necessary.

Love

--

Love Zubiller  
San Diego, CA  
United States of America  
[lovelyz@gmail.com](mailto:lovelyz@gmail.com)

**From:** [Neil Aronson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, January 13, 2022 7:13:19 PM

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Hello,

I saw the proposed plan and had some questions. Will the proposed changes involve converting any area that is currently water (the bay) into land/marshland, thus reducing the size of the bay at all? Will the proposed changes further restrict the parts of the bay that are navigable by boat?

As someone who frequently boats in this area I would just like to say it would be nice to not have any further restrictions on boating areas or speeds.

Thank you,  
Neil

--

**Neil Aronson**

[neilaronson@gmail.com](mailto:neilaronson@gmail.com)

<http://www.NeilAronson.com>



**From:** [Lynne Z](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] proposal for Mission Bay's De Anza Cove redevelopment  
**Date:** Thursday, January 13, 2022 1:55:21 PM

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January 13, 2022

Planning Committee:

I am following your proposal for the Mission Bay De Anza Cove redevelopment with interest. I would like to submit a strong recommendation that all plants installed in the coastal area are Native to Coastal California. Once established, many California native plants need minimal irrigation beyond normal rainfall, and they require lower maintenance. While no landscape is maintenance-free, California native plants require significantly less time.

We must also provide education about native plants and the importance of supporting local wildlife populations that are dwindling.

**Lynne Zeller MSOD**  
858.405.8282

**From:** [George](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay / De Anza  
**Date:** Monday, January 17, 2022 6:08:08 PM

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As zoning laws are allowing greater density, recreational space is becoming more valuable and important. Recreation contributes to good health.

I do not support any "re-wilding" of existing land currently used by the public for activities such as camping.

Please also consider set asides for the fastest growing participatory sport in the United States: Pickleball.

Thank You,

George Bacon

**From:** [Shane Bowen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnzaNatural  
**Date:** Monday, January 17, 2022 10:11:37 AM

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Good morning, I saw your post on Facebook about small non motorized boat rental for De Anza cove.. I have a small but unique kayak rental company that offer kayak rentals into the night time with LED lights all around them. The rentals due well as a delivery service, but I've been looking for a set location to offer my rentals from and I think this would be a perfect location.. it has a nice view once you paddle around the corner to view the sunset, the cove has calm waters for kayaks and paddle boards. Im confident that people would love my rental service in this location.

I am very very interested in seeing if there was any way I was able to offer my services at / in De Anza cove..

Thank you very much, I look forward to hearing from you.

Sundownkayakingcompany



**From:** [Patricia Byers](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Park Plan  
**Date:** Monday, January 17, 2022 8:02:33 PM

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I want to state that I strongly support keeping the Golf Course in the North East corner of Mission Bay Park and support it being Maintained and improved as part of the new plan for the park.

I grew up in Pacific Beach, learned to swim in DeAnza Cove and play golf at the Mission Bay Course. After retiring 10 years ago I moved back to PB, so I could be near the golf course, which is an important recreational feature for me and many others. This is because it is the City's only Executive (par 3) course and it's affordability.

Thank you,  
Patricia Byers  
1249 Thomas Ave  
San Diego, Ca 92109  
Sent from my iPad

**From:** [Gary Kent](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [admin@pbtennis.com](#); [Gary Kent](#); [ptphiltan@gmail.com](#)  
**Subject:** [EXTERNAL] Mission Bay Redevelopment / Pacific Beach Tennis Club  
**Date:** Wednesday, January 19, 2022 9:02:39 AM  
**Attachments:** [eml-sig.png](#)

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Dear Mr. Moore,

Please preserve our much beloved, locally-used Pacific Beach Tennis Club (PBTC) in this redevelopment plan!

As you may be aware, the club has a long history in Pacific Beach. It serves hundreds of PB and nearby residents. Many are young children, learning the sport for the first time. Others are youth becoming serious about the game. Then there are scores of adults. Lastly, there are a large number of seniors who have played at the club for decades, many are in their 80s.

If you visit, especially on weekends and evenings, you'll see the crowds (families, children, teens, seniors, etc.) and packed parking lots at the tennis courts and youth fields. You'll see that PBTC is an active, affordable, and financially viable tennis facility that provides tennis and pickleball for kids, adults, and seniors. With a revitalized and hopefully expanded tennis facility, you'd see even more usage from locals, for many years to come.

Here are the major concerns shared by many other club and community members:

1. SURVIVAL

There must be a PB Tennis Club in the redevelopment plan.

2. NO DOWNTIME

If the club is moved and rebuilt, the old club is not closed until the new club opens. If the timing is done wrong and the old club is closed first, this would negatively impact membership, lessons, the youth activities, and the livelihood of the tennis clubs employees and teachers.

3. EXPANSION

As beloved as PBTC is, it has not been upgraded or expanded in it's 60+ years. Demand is such that it needs to have 12 courts, 2 real bathrooms (not porta-potties), and a real clubhouse above and beyond the current unheated 60-year-old tiny brick building.

4. PARKING

We currently share parking the ballfields next door. On many weekends, there is not enough parking. We need to be sure the amount of parking is expanded, or at least maintained.

Thank you for listening to us and preserving our beloved PBTC!

All the best,

*Gary*

**Gary Kent**

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*...Thank you for your referrals!*



**From:** [William G Porter](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [Porter Susan Ann Radcliffe](#)  
**Subject:** [EXTERNAL] status of project PBCH-16?  
**Date:** Wednesday, January 19, 2022 4:31:22 PM

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Review of the Undergrounding Five Year Implementation Plan indicates that PBCH-16 was allocated in 2018.

Is there a schedule that indicates when PBCH-16 might enter the Environmental Planning phase? We understand the disclaimer indicating that schedules & the extent of areas are subject to change.

Thank you.

William & Susan Porter  
5267 Castle Hills Drive  
San Diego, Ca. 92109  
[wporterg@gmail.com](mailto:wporterg@gmail.com)  
(757)620-0861

**From:** [woodmansme@aol.com](mailto:woodmansme@aol.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] MBG  
**Date:** Wednesday, January 19, 2022 9:58:26 AM

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Please consider building a large resort on part of the MBG property. The other resorts around Mission Bay are beautiful and contribute to the economy. I do not want to look at tents and RVs in a new campground.

Thank you for your attention to this matter.

William Pugh  
Bay Ho resident  
[woodmansme@aol.com](mailto:woodmansme@aol.com)



**From:** [Lynton Vandersteen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Gateway bike pedestrian upgrade and overpass at Balboa  
**Date:** Wednesday, January 19, 2022 1:58:17 PM

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Please consider building a bike friendly pedestrian overpass crossing the I-5 at or near Balboa and also the upgrading of bicycle/pedestrian access from Morena Blvd and the Balboa trolley station to Mission Bay via the Balboa underpass.

There currently is NO SAFE WAY FOR BIKES AND OR PEDESTRIANS to get from Clairmont/Balboa trolley station to Mission Bay via the Balboa underpass. There currently is NO DESIGNATED BIKE OR PEDESTRIAN PATH on Balboa under I-5.

It is currently VERY VERY VERY UNSAFE for bikes and pedestrians to cross under the I-5 on Balboa.

How and where are bikes and pedestrians supposed to cross the I-5 at or near Balboa?????

The City must be aware of this and is thus liable for any accidents/deaths that will occur because of our City's supervisor's neglect. This is outright unacceptable this day and age!! The infrastructure is crumbling, the lanes are not marked, there are NO Bike lanes or pedestrian walkways!! The automobiles think they have FULL RIGHT OF WAY and honk at and run down bikes and pedestrians. Please take a field trip and go walk it yourself. This must be part of the overall plan or there will be injuries and or fatalities and the City will be liable. A bike friendly pedestrian overpass crossing the I-5 and the upgrading of the current infrastructure are really the only acceptable and universally safe solutions.

Thank You

Lynton Vandersteen  
San Diego Home Owner and Property Tax Payer.  
cell (415) 310-5802

**From:** [david daum](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Sunday, January 23, 2022 11:46:04 AM

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As a 30+ year Aquatic Biologist and having seen Mission Bay change over 70 years, I have a few comments.

- 1) Mission Bay is polluted, mostly from urban run off, discharge from Rose and Tecolote Creeks, lack of wetlands, and poor circulation in the "back bay" by De Anza. Adding additional wetlands is a good start. But, without addressing the other factors, the Plan will do little to improve MB water quality.
- 2) Wetlands need to be added to the Tecolote Creek mouth area. This is currently a stinking cess pool that adds significant pollutants to MB.
- 3) Restore and permanently clean up Rose and Tecolote Creeks so polluted water doesn't reach the bay.
- 4) Without cleaning up Rose Creek water quality, the addition of a channel into De Anza Cove will only add to a very polluted area where people will be recreating. There is very little circulation in De Anza Cove and dumping very polluted water into it will only make matters worse. Rose Creek needs to be permanently cleaned up before this channel is added.

There are other issues to address the continued pollution and degradation of MB water quality, but I'll leave that for another time.

Thank you for the opportunity to comment.

Dave Daum  
3322 Buena Vista St  
92109

[Sent from Yahoo Mail on Android](#)

**From:** [Kurt Carlson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Monday, January 24, 2022 3:41:41 PM

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To Jordan Moore, Senior Planner, or Whom It May Concern:

We write on behalf of the City of San Diego Municipal Golf Committee (MGC), for which we serve as committee members. Our Committee is appointed by the Mayor and City Council to serve as a citizens' advisory group to the City's Golf Division with respect to the public golf courses directly operated by the City, which are Torrey Pines, Balboa and Mission Bay.

Mission Bay Golf Course (MBGC) has been part of our golfing and recreation community for over 63 years. It is a public, 18-hole, 2700-yard golf course operated by the Golf Division.

In fiscal year 2021, MBGC contributed rent payments of \$301,082 to the General Fund which would be reduced proportionately by a reduction in acreage for the course. The use of this area for parkland instead of the golf course would increase General Fund expenses per acre by \$15,206 per year if it was turned into general parkland. There were 102,025 rounds played at MBGC in the 2021 fiscal year plus thousands of users of the range and practice facilities.

MBGC represents about 25% of the area covered by the De Anza Revitalization Plan (Plan). We write to voice our strong support for Mission Bay Golf Course's ongoing inclusion in the Plan and remain as an 18-hole public golf course.

We want to convey to you the unique role which MBGC plays in affordable and accessible public golf throughout the City. MBGC is A LOCAL TREASURE because of its practice facilities, unique layout, and holes which enable a complete golfing experience. Its importance to younger and older golfers because of its length and walkability cannot be ignored as a healthy recreational activity. It provides a significant habitat supportive of bird life and we hope that it will soon be certified by Audubon International as environmentally well planned and operated.

MBGC is an "alternative golf course" meaning that it is composed of many par 3s, a few par 4s, and can be played in only a couple of hours. The golf industry has learned over the years that a large percentage of golf courses are so long and hard,

that people had to be professionals to enjoy the round. Alternative golf courses are more enjoyable to many levels of golfers. MBGC is user friendly in that you don't have to own an expensive set of clubs to play the course, pay outrageous green fees for access, and be an expert golfer to enjoy your round of golf. Alternative golf courses are on the rise throughout the country and are being built by more municipalities because of their unique social and recreational opportunities. They are less intimidating, welcome more casual golfers, are an excellent place to network and introduce new golfers to the game.

A new era in golf is being marked by the rise in popularity of alternative golf courses. Goat Hill Park in Oceanside, California, a par 65 course, has thrived based on a partnership with Linksoul and John Ashworth. Sweetens Cove Golf Club in Tennessee, a nine-hole course, has drawn national recognition and awards. Golf Digest is currently in the later stages of developing a list to rank the top alternative golf courses in the United States. MBGC is the perfect facility for this exciting time in golf. Limitless possibilities exist for improving, marketing and continuing to promote the virtues of MBGC.

MBGC has long served as a pipeline to the bigger public golf courses in San Diego like Balboa and Torrey Pines. If you talk to any regular at Torrey Pines Golf Course or Balboa Park Golf Course, they will know someone that first learned to golf at MBGC.

We encourage everyone to come out and see the 900 students from 12 high schools throughout the City who use MBGC as an essential part of their practice and high school competitions. We are optimistic that \$12,000,000 will soon be invested in MBGC, using allocated Golf Enterprise funds, to replace the aging clubhouse and associated infrastructure with a more up-to-date and attractive facility. These improvements are expected to further enhance the experience and revenues of MBGC.

We encourage you to come out to see the ladies club that regularly plays at MBGC on a weekly basis. Many of the members of the ladies' club are retirees who enjoy the relaxed layout and setup of this alternative course.

MBGC is the only night-lit course in the City where kids can practice after school in the winter. It also provides a unique recreational experience to the citizens of San Diego by providing a robust program for footgolf and disc golf. These are additional attractive and healthy recreational alternatives for kids after school.

Golf is currently thriving in the COVID world. It provides one of the only activities that can still go forward with proper social distancing. It's expected that most of the

people who took up the game of golf during the peak of COVID, will remain golf enthusiasts which translates into more people are playing golf than ever. The numbers support this. In July of 2021, there was an 89% increase in year over year revenue at Mission Bay. The first quarter of FY2021 year saw an increase of 8000 rounds of golf year over year. This was a 30% increase for the first quarter of FY2021 (July 1, 2020 was the start to the fiscal year). For the first quarter of FY2021 Mission Bay generated \$983,000 in revenue compared to \$632,800 in FY2020.

So, in conclusion when the time comes, the MGC urges everyone to voice their support of the Mission Bay Golf Course in the De Anza Revitalization Plan and help us express how vital it is in providing affordable and accessible public golf and recreation for the citizens of San Diego and continue to play a huge part of the Mission Bay Master Plan.

Very Truly Yours,

Kurt Carlson, Chair

The San Diego Municipal Golf Committee



**From:** [Barry & Cindy](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Dave](#); [Ahmed](#); [Jacob](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Monday, January 24, 2022 4:34:29 PM

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During our 30+ years of RVing across the U.S. and Canada, Campland & Mission Bay RV resorts have always stood out as gems – most unusual and welcoming.

RVers come from across the U.S. to stay here. Our one-way drive from Texas is 1500 miles. Canadian friends come 3500 miles. Another comes every year from Syracuse NY. Another from Maryland. We could go on and on.

The point is, many campers travel long distances, year after year, bypassing many nice resorts along the way. Opting instead for extra time and expense to come to Campland and Mission Bay. Which, in turn, pays revenue to the City of San Diego and brings income to local businesses.

And don't forget the many locals and Californians who have been coming to these campgrounds for generations.

RVing popularity is growing exponentially. Let's be sure to always have plenty of affordable camping in this corner of the Bay.

Thank you,

Barry Homer

**From:** [Coral Weaver](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Scoping Meeting Comments  
**Date:** Monday, January 24, 2022 8:51:34 PM

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Hi,

I attended tonight's De Anza scoping meeting and unfortunately was not able to participate at the time but I definitely want to share my comments on the De Anza plan.

Honestly, I am thrilled that this project is open for discussion with the community as I see many ways that the variety of groups represented tonight will benefit from the plan. First and foremost, the ReWild Mission Bay's wildest plan is far and away the most comprehensive and beneficial solution for this shared resource to continue thriving for all of us. It is absolutely vital that this plan maximizes wetland area as, as one participant pointed out, that is the specific designation of this section of Mission Bay. The community absolutely does need recreation access and opportunities for outdoor activities, but it must be balanced with robust natural areas that enhance water quality and the areas resiliency to climate change. These businesses cannot continue to thrive if the water is too toxic for human use or their infrastructures are submerged under water. As such, let's do away with the channel from Rose Creek and please please keep motorized boats out! In order for this wetland to be resilient it needs to attract as much biodiversity as possible, and even a motor at 5mph and under is a disturbance to the sensitive and highly necessary species. Please also think of the long term plan - what will this area look like as the sea level rises?? Will what we do today be compatible with the changes to come?

A HUGE priority for me and the community at large is to involve indigenous voices! Please seek their council. Not only in the approval phase, not as an afterthought, but throughout development. Restoring access to cultural heritage that has been absorbed by business and, to be frank, mismanaged public spaces, is a huge step in repatriating lands as well as deepening our collective bond with the land. People care for what they know and understand, and when we ignore indigenous perspectives we sacrifice our knowledge of what's possible here in our own backyards.

This project has the potential to be a landmark restoration site and model for other natural, educational and functionally recreational spaces in California, across the nation and across the world. We have the opportunity to take a bold stance that will benefit everyone involved and generations to come. Let's include camping, but keep RVs to a minimum and allow low impact and affordable options. Let's create spaces to gather, grab a bite to eat and enjoy the outdoors at the new and improved, relocated and accessible to all interpretive center - one that hosts educational programs, speaks to indigenous use of the land, the ecosystem services now provided by the wetland, etc. Let's create spaces for kids to play - not in the confines of organized sports like everywhere else in San Diego, but in a creative and active way that allows them to explore, imagine and become leaders with a connection to their home. Let's create something unique that San Diegans and our visitors can cherish and take pride in. Let's support the last refuges of endangered species in desperate need of a safe haven. Let's support

the last refuges of San Diegans in desperate need of safe, accessible, mentally recharging natural spaces.

Thank you SO MUCH for navigating this incredible opportunity to do something amazing for the community - and truly for many subgroups within the community. I look forward to seeing the change that we collectively bring about.

So many thanks,  
Coral Weaver

**From:** [Craig Wheat](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] PEIR - Mission Bay Gateway Plan  
**Date:** Monday, January 24, 2022 2:30:10 PM

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Hello, I'm writing in regard to the PEIR's scope and alternatives for Mission Bay.

As a long-time community member (1995+), a parent with two children in the local school system and 13-year member of Mission Bay Youth Baseball, board member of MBYB, and past president of the league (2019-2021) I have a vested interest in the outcome of this effort.

In addition, our family has enjoyed the Mission Bay Golf Course and Campland quite often. All of these areas are potentially impacted by the proposed changes to the area. I believe a strong case has been made for the benefits of increased marshland. I'm not against "all" improvements to "environmentally healthy" development. However, I also feel strongly that a reasonable balance needs to be found with the heavily utilized recreational facilities our community relies on every day of the year. Local families collectively spend tens of thousands of hours in this area enjoying the outdoors, participating in healthy physical activities, and enjoying memorable family moments together. These elements of our community should not only be preserved within the scope of this plan but enhanced reasonably to further the enjoyment of both recreational activities and the new natural enrichments.

Many of the current facilities were built over half a century ago and are decaying quickly, despite the best efforts of private, non-profit organizations. We've "gotten our money's worth" out of it years ago. This is the appropriate project and the ideal time to reimagine the site layout, improve security and community uptake. With refreshed facilities, improved ingress/egress to Grand Ave all while also dramatically increasing the marshlands is the ideal plan for all interested parties.

Please consider the reasonable and prudent Mission Bay Gateway Plan as the best solution.

Kind regards,  
~Craig Wheat

**From:** [Anne Xu](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] ReWild Plan Comments  
**Date:** Monday, January 24, 2022 5:28:39 PM

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Hello Planning Department,

I am a 21-year old UCSD student who wanted to express appreciation for the expanding wetland plan and comment that I hope that the wetland acreage can be increased by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use because more tidal wetlands will increase carbon sequestration, helping the City meet its Climate Action Plan goals. Thank you to the planning department for all the work it continues to do; it is very encouraging to see the patience and considerations that were taken in the meeting and I hope to see continual effort with combating climate change and being responsible environmental stewards in mind.

Sincerely,  
Anne Xu



**From:** [Carolyn Briski](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Redevelopment  
**Date:** Tuesday, January 25, 2022 2:31:15 PM

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Please preserve Pacific Beach Tennis Club (PBTC) and the Mission Bay Little League fields in this redevelopment plan!

Our family has used this facility since our kids were very young and they continue to play there as young adults. It would be a terrible loss to this community to lose the tennis club or the Little League fields. Both of these are a big part of what makes Pacific Beach feel like a family community. For many years, the local schools experienced an exodus of many local kids to either private school, La Jolla schools or other choices. That has slowly changed and I believe a large part of it is the sense of community that families feel when they are a part of either or both of these facilities.

Please don't allow us to lose those facilities because we have very few places where the community really comes together in Pacific beach. Thank you for your help in making sure we continue to have this community area for future generations.

Sincerely,

Carolyn Briski

**From:** [Gener Abdon](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, January 26, 2022 1:03:23 PM

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Hello,

Happy New Year!

Here are my public written comments:

**Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use  
Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic**

**De Anza Cove should be for non-motorized boats only.  
Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.**

**Show us how sea level rise affects the plan!**

**The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.**

**Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not “include open beach” as the beach must remain a public, shared shoreline.**

Thank you,  
Gener Abdon, SDSU 4th year undergraduate student

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Neil Chokriwala  
**Date:** Wednesday, January 26, 2022 7:47:39 AM

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Submitted on Wednesday, January 26, 2022 - 07:47

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Neil Chokriwala

EMAIL ADDRESS:  
neillchokriwala@yahoo.com

COMMENT:  
I am proposed to making the quality of this area to be better. But would not want the halting of tennis/recreational centers facilities. In fact I would propose more increase in tennis courts and sports fields, similar to how Irvine has. There is a large crunch of facilities, especially tennis courts in the San Diego area. There is large waiting times currently for tennis courts as is. It would be great to increase the number of tennis court sizes, to 16 or 24. It would also help if public schools were more willing to open their tennis courts on the weekends and after school hours.  
-I would want to enhance the pb tennis club, that might be potentially removed in this new plan. I think the more active parks there are for people to enjoy, will only increase the quality of life in the San Diego area

**From:** [Cindy](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, January 26, 2022 8:23:53 AM  
**Attachments:** [Campland Letter 2022-01-26.docx](#)

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January 26, 2022

TO: City Planning Dept, San Diego

PROJECT: De Anza Natural (Amendment to Mission Bay Park Master Plan)

Campland and the Environmentalists

For 50 YEARS Campland has peacefully co-existed on the NE corner of Mission Bay, tucked among Kendall-Marsh, Rose Creek and De Anza Cove.

The Gelfand Family operates Campland and has always been trust-worthy stewards as millions of camping families have discovered this unique and affordable little spot of paradise. The City of San Diego receives millions in revenue every year without much involvement. Today, many private campgrounds have sold to developers, while RVing has increased exponentially in popularity.

De Anza Cove is another story of 30 years of neglect and lost opportunity. Nothing to do with Campland except they've tried to be good neighbors. Currently, they stepped in to manage the Mission Bay campground when operators left with little notice.

Kendall Marsh is just that – 20 acres of marsh owned by UC. It's fenced with no public access. Environmental groups help to keep it healthy.

Rose Creek has a bike path that runs for miles inland, crossing many boundaries. It tends to be trashy.

Then along comes deep-pocket, well-organized, powerful, environmental groups that think more marshland is needed. They use all the alarmist phrases – nature triumphs all, sea level rise, water quality, fish, birds, etc. Only there is no place to add marsh, so Campland becomes their target. They develop maps and besiege City Councils with grand plans. It's David vs Goliath. Campland, by its nature, can never hope to organize its base of campers who come and go from across the U.S., to this gem of a safe outdoor recreation place.

We've been RVing for 30+ years, coming to Campland 20+ years, have gone to City Council Meetings and met ReWilders and many others. Powerful special interest groups with unlimited funds are now running the show.

Of course, their ideas don't make much sense to those of us with Common Sense. Why take out a 50-year-old thriving business that also brings millions in revenue every year to the City of San Diego, not to mention revenue to area businesses? And replace it with marsh grass?? It's illogical. What about the many, many little "Davids" that haven't been heard?

**BUT THERE IS AT LEAST ONE BIG FLAW IN THEIR POLISHED PRESENTATIONS...**

**WHAT DOES IT COST??**

**AND WHO PAYS FOR IT??**

**Besides the obvious fewer number of campsites, the loss of Campland revenue, and who knows what else – what is the dollars and cents COST to demolish Campland, build marsh, and rebuild at De Anza? A REAL ESTIMATE, on paper, by unbiased paid consultants.**

**Our opinion is the COST will prove these special-interest ideas are NOT economically feasible. Especially when taxpayers probably foot the bill. And actual costs almost always overrun the budget. All this for a marsh?? C'mon! It's a poor business decision dressed up with fancy presentations.**

**If this was your family's business, would YOU do it??**

Thank you,  
Cindy Homer



January 26, 2022

TO: City Planning Dept, San Diego

PROJECT: De Anza Natural (Amendment to Mission Bay Park Master Plan)

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Then along comes deep-pocket, well-organized, powerful, environmental groups that think more marshland is needed. They use all the alarmist phrases – nature triumphs all, sea level rise, water quality, fish, birds, etc. Only there is no place to add marsh, so Campland becomes their target. They develop maps and besiege City Councils with grand plans. It's David vs Goliath. Campland, by its nature, can never hope to organize its base of campers who come and go from across the U.S., to this gem of a safe outdoor recreation place.

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Of course, their ideas don't make much sense to those of us with Common Sense. Why take out a 50-year-old thriving business that also brings millions in revenue every year to the City of San Diego, not to mention revenue to area businesses? And replace it with marsh grass?? It's illogical. What about the many, many little "Davids" that haven't been heard?

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**WHAT DOES IT COST??**

**AND WHO PAYS FOR IT??**

Besides the obvious fewer number of campsites, the loss of Campland revenue, and who knows what else – what is the dollars and cents COST to demolish Campland, build marsh, and rebuild at De Anza? A REAL ESTIMATE, on paper, by unbiased paid consultants.

Our opinion is the COST will prove these special-interest ideas are NOT economically feasible. Especially when taxpayers probably foot the bill. And actual costs almost always overrun the budget. All this for a marsh?? C'mon! It's a poor business decision dressed up with fancy presentations.

If this was your family's business, would YOU do it??

Thank you,  
Cindy Homer

**From:** [Adrienne Gallo](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Park  
**Date:** Friday, January 28, 2022 1:16:36 PM

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Hello,

I've just reviewed the proposed improvements to Mission Bay Park that include an expansion to the Kendall Frost Marsh Reserve, a relocated Campland, retention and improvements to Mission Bay Golf Course, and the addition of new recreational amenities.

I applaud this plan and was particularly happy to see that thought has been taken to restore/expand the marsh, which is not only vital to carbon sequestration and to mitigate sea level rise, but will also increase public space dedicated to natural preserves.

I was also happy to see that the long term plan includes Mission Bay Golf Course. The golf course is a very well used public recreational amenity that is extremely popular. If the golf course were to include a new and improved bar/restaurant, that would only further it's popularity.

Finally, completion and extension of existing bicycle pathways to allow for travel completely around Mission Bay will further enhance access to these public amenities, while also removing move vehicles from the roads.

I hope that the City will endeavor to begin making these improvements sooner rather than later. Thank you for your efforts.

Sincerely,  
Adrienne Gallo  
Pacific Beach Resident & Member PBPG

**From:** [Liz](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza  
**Date:** Friday, January 28, 2022 10:53:44 PM

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More wetlands please

Liz McDonald

**From:** [Scott Ferry](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Saturday, January 29, 2022 4:09:00 PM

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Dear City Leaders,

Thank you for your service to the citizens and future citizens of San Diego. As a voting city resident, I would like more wetlands in our plans, like the full "Wildest" proposal from ReWild Mission Bay.

Sincerely, Scott Ferry

San Diego, CA 92117

Sent from my iPhone

**From:** [Ginger Hill](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission bay gateway natural plan  
**Date:** Sunday, January 30, 2022 12:15:23 PM

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To whom it may concern, I would like to express my support for the mission bay gateway natural plan over the city proposed scope plan to increase marsh land. I am an avid Pickleball player and a San Diego native since 1970. We need to expand the recreation in the area instead of reduce it to keep residents active, healthy and happy.

Thank you,  
Ginger Hill  
San Diego resident and native

Sent from my iPhone. Please excuse typos.



**From:** [Laurence Lundblade](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission bay rewilding  
**Date:** Sunday, January 30, 2022 12:03:59 PM

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Hi!

I'm in favor of more wetlands in Mission Bay.

LL

**From:** [Carolyn Allen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] ReWild project in Mission Bay  
**Date:** Monday, January 31, 2022 6:11:18 PM

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I implore you to consider the recreational use and health of the people of San Diego. Nature and people can coexist. Compromises can be made.

Please consider Mission Bay golf course is an asset to the community. Please keep the golf course for the future golfers, senior golfers.

Carolyn Allen, San Diego Native

**From:** [Mariana Ampudia](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Monday, January 31, 2022 2:25:49 PM

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**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan) **SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

Dear Madame & Sirs,

**As a Bay Park resident for over 20 years, I would like to request that you prioritize the restoration and the conservation of the wetlands in my area.**

I consider of utmost importance climate change and how it affect us now and how it will affect us in the future.

I live across the trailer park on McGraw Street and is an absolute eye sore and its been abandoned for years and years! What a waste of incredibly beautiful space with old abandoned mobile homes.

I advocate for having better water quality in the bay and that can only be done by having more wetlands instead of trailers in the trailer park, by creating a park for the community, by build a bike path that has connection to PB.

On the 1/19 community meeting, the representative of the trailer park was bragging about how many yearly visitors they have, over 4 million people, that's a lot of human waste going into the bay.

Is very sad that the trailer park owners get money from the city (I believe around 8 million dollars is subsidies) and they only pay 1 million in taxes.

Can Mayor Todd Gloria advocate for the community instead of the trailer park owners?

Can we make the environment a priority?

Kind Regards,

Mariana Ampudia  
Bay Park resident

Mariana Ampudia  
[esmariana@me.com](mailto:esmariana@me.com)

+ 1 (858) 688.5566

3078 McGraw Street

San Diego, CSA.

92117

**From:** [Mary Lonsdale Baker](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 1:00:49 PM

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Rebecca Lesberg wrote an excellent article in today's newspaper regarding plans for Mission Bay. I agree entirely with her recommendations, and I support the changes she suggests.

We need to get this right, and the "Wildest" plan offers the best opportunity.

Mary Lonsdale Baker

Sent from my iPad

**From:** [Roni Breite](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, January 31, 2022 10:25:21 AM

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I urge you to support increasing the amount of wetlands to be preserved/restored in Mission Bay, not just for the beauty but for the restorative nature of wetlands for our environment.

And if there is to be any housing at all, please make sure it's not just luxury housing for the wealthy, but includes more reasonable options, including tenting, to broaden the population that could gain appreciation of the natural features.

Thank you,

*Roni Breite  
7689 Volclay Dr.  
San Diego CA 92119*



**From:** [Frank Cavanagh](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 7:11:15 PM

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Hello,

I wish to express support for the De Anza Natural Plan as published on the City of San Diego website. It is a decent compromise for the various factions.

I also wish to express vehement opposition to the ReWild Mission Bay plan. This plan will extremely limit access to the public lands and waters of Mission Bay, including closing water access to all human powered water craft in the northeast bay.

Respectfully submitted,  
Frank Cavanagh  
3540 Hugo St.  
San Diego, CA 92106

**From:** [Cs Cat](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay  
**Date:** Monday, January 31, 2022 7:53:17 AM

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Hello since I was a child I played can't swim in Mission Bay. The water was polluted then 50 years ago and now it is not fit to swim in.

The only thing we can do is preserve this area for wildlife and to make it as pristine as possible again.

I do not want to see Mission Bay turn into another dump like the Salton Sea which is entirely possible if we do not do something drastic now to save it.

There are hardly any birds Around Mission Bay I see more birds at our local lakes. There are seagulls and other birds but there is not a diversity of Wildlife. Mission Bay is dying and it does not look healthy.

Please do not do what I think you're going to do is do what the wealthy want and just make a small area of revitalization of the wetlands that would be a shame and again what I have been thinking is Mayor Todd Gloria is just following the lead of big money interests if this happens. He can make big changes but he just doesn't want to because he is embolden to those who tell him what to do those who have the money and it is a shame and I'm very disappointed in him.

Cynthia Chesy

**From:** [Robyn Davidoff](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Da Anza Natural  
**Date:** Monday, January 31, 2022 11:31:37 AM

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I support the ReWild Mission Bay Wildest Plan.

- increase wet land acreage and habitat for birds
- protect species
- protect the shoreline from erosion and sea level rise
- allow more recreational trails, overlooks and boardwalks (ADA accessible)

Thank you  
Robyn Davidoff

**From:** [Maggie Perez - garcia](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Da Anza Natural  
**Date:** Monday, January 31, 2022 1:59:25 PM

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As a resident of Chula Vista I realize that I don't have voting rights over San Diego city issues, but many of us throughout the county are concerned about the redevelopment of mission bay, my family and I love and appreciate nature. I want to be able to take my grandchildren to more natural habitats. Please consider the "wildest" plan possible for the mission bay project. It's our chance to undo past mistakes with regard to natural habitats of birds and best use of natural water space.

Sincerely,  
Margarita p garcia  
178 Camino Del Cerro grande, Bonita, ca 91902

Sent from my iPad

**From:** [Paul Grace](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 6:11:15 PM

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Hello,

I would like to be on record as supporting the Audubon Society's ReWild Mission Bay plan and am for as much natural habitat as possible. I appreciate the new plan presented at the January 24 meeting. It is very good and a huge improvement. I understand the need for public access and recreation and support Audubon's emphasis on low-cost accommodations.

Thank you. Respectfully,

Laura Grace and Paul Grace  
3422 Jewell Street  
San Diego, CA 92109  
301-908-7465

**From:** [Kevin Hawley](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 8:10:30 AM

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The “Wildest” proposal from ReWild Mission Bay is the right solution for the overall continued health of the whole bay. This solution protects the existing users of the bay by providing the best chance to have a clean healthy bay into the future.

Please support this!

Kevin Hawley  
1280 Robinson Avenue  
Unit B  
San Diego, CA 92103



**From:** [Mona K.](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza natural  
**Date:** Monday, January 31, 2022 8:10:22 AM

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Good morning, please consider more natural wetland space in De Anza natural. As residents of Bay Park, my family wants to see more natural spaces preserved for generations to come. We are hopeful you and the Mayor will listen to our family and our neighbors as well. Thank you.

Simona Kausas

**From:** [Gary Kent](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [Gary Kent](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 3:24:30 PM  
**Attachments:** [Email signature line 2016 - Gary updated.png](#)

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Hello,

Please preserve our much beloved, locally-used Pacific Beach Tennis Club (PBTC) in this redevelopment plan!

As you may be aware, the club has a long history in Pacific Beach. It serves hundreds of PB and nearby residents. Many are young children, learning the sport for the first time. Others are youth becoming serious about the game. Then there are scores of adults. Lastly, there are a large number of seniors who have played at the club for decades, many are in their 80s.

If you visit, especially on weekends and evenings, you'll see the crowds (families, children, teens, seniors, etc.) and packed parking lots at the tennis courts and youth fields. You'll see that PBTC is an active, affordable, and financially viable tennis facility that provides tennis and pickleball for kids, adults, and seniors. With a revitalized and hopefully expanded tennis facility, you'd see even more usage from locals, for many years to come.

Here are the major concerns shared by many other club and community members:

1. SURVIVAL  
There must be a PB Tennis Club in the redevelopment plan.
2. NO DOWNTIME  
If the club is moved and rebuilt, the old club is not closed until the new club opens. If the timing is done wrong and the old club is closed first, this would negatively impact membership, lessons, the youth activities, and the livelihood of the tennis clubs employees and teachers.
3. EXPANSION  
As beloved as PBTC is, it has not been upgraded or expanded in it's 60+ years. Demand is such that it needs to have 12 courts, 2 real bathrooms (not porta-potties), and a real clubhouse above and beyond the current unheated 60-year-old tiny brick building.
4. PARKING  
We currently share parking the ballfields next door. On many weekends, there is not enough parking. We need to be sure the amount of parking is expanded, or at least maintained.

Thank you for listening to us and preserving our beloved PBTC!

All the best,

*Gary*

**Gary Kent**  
"The Agent You See EVERYWHERE"  
37 Years & 5500 Home Sales  
[858-457-KENT](tel:858-457-KENT) (5368)

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*Most of the great people I'm fortunate to serve are repeat clients or referred by friends & family. So please recommend us when someone YOU know wants to buy or sell a home.*

*...Thank you for your referrals!*

A handwritten signature in black ink that reads "Gary".



**From:** [Thomas Lane](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 2:18:36 PM

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Dear Mayor Gloria,

We wish to lend our strong support to the suggestions for improvement of Mission Bay, as outlined in the editorial today (1/31/2002) on page 13 by R.S. Lesberg in the San Diego Union Tribune; in particular the suggestion to employ the plan characterized as the "Wildest" proposal by ReWild Mission Bay.

We have lived in San Diego for 45 years and our extended family and friends have enjoyed the many facilities of Mission Bay innumerable times. Over the years, it has also become clear that Mission Bay represents one of the few pastoral locations in San Diego that can be enjoyed by all of us; not just the privileged few.

I urge you to take advantage of this truly unique opportunity to further improve the precious natural spaces that are a major part of what we all love about San Diego.

Thank you and best wishes,  
Thomas and Kristina Lane

**From:** [Erin Mooney](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Golf Course  
**Date:** Monday, January 31, 2022 8:52:40 AM

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Hello,

I wanted to reach out to show my support for the Mission Bay Gateway plan to help retain Mission Bay Golf Course. The golf course is an important part of the community in Mission Bay/Pacific Beach and has supported my learning of the sport for years. Please do not take this space away from the community.

Sincerely,

Erin Mooney  
PB Resident

**From:** [Robert Morin](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Megan Flaherty](#)  
**Subject:** [EXTERNAL] Rewild Mission Bay  
**Date:** Monday, January 31, 2022 6:43:51 AM

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Dear Planning Commission,

I'm urging you to adopt the Wildest Plan of the San Diego Audubon Society for Mission Bay.

My husband and I are homeowners and locals in the Point Loma/Ocean Beach area for more than 60 years. For five years I was a Ternwatcher with the Audubon Society, spending four hours several times a month near Mariner's Point to monitor the Least Tern nesting spot there.

Spending time at Mission Bay with its beautiful wild birds, relaxing breezes and sparkling water is a magic and healing prescription for whatever ails one: COVID-19 overload, loneliness, stress and fatigue. Nature can restore the human frailties like nothing else.

I urge you to adopt the Wildest Plan of the San Diego Audubon Society. It will provide more habitats for birds, migratory and year-round, include camping opportunities for the widest variety of visitors, ameliorate climate variances and beautify one of our most cherished waterfront attractions.

Sincerely,

Mrs. Regina Morin  
2105 Venice Street  
San Diego, CA 92107  
(619) 222 -9304



**From:** [Dina Muller](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 2:11:04 PM

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Hello,

I am writing to ask that the City please include an alternative in its Project Environment Impact Report that preserves the same amount of waterfront camping and recreational access within the study area that is available today. While I am all for increasing the marsh, the City's current proposal for NE Mission Bay would result in significantly less camping, amenities and recreational opportunities that we have today. It is important that the approved plan ensures no net loss of campsites, protects waterfront RV access, preserves existing amenities.

Many, many families from all over the United States have taken advantage of camping on the bay for generations. It's clean family fun and encourages outdoor recreational activities. If the number of campsites is reduced, this will reduce the number of families that can participate in this form of recreation that they normally couldn't afford if staying in a hotel. It is concerning that the City's latest proposal significantly reduces the number of campsites currently available. Camping has been a tradition for years and it would be very sad if the numbers were reduced and less families could participate. Having access to waterfront RV access is an affordable way to visit San Diego and several people have relied on this access. Especially during the COVID restrictions, more and more families are taken to camping and Campland, because if it's affordable coastal access is more important than ever.

The Campland by the Bay has certain amenities that are unique to that park. It has been a destination for my family and friends for over 10 years. We gather there and enjoy renting a boat, paddle boarding, bike rides and more. The cantina and Amphitheatre also add benefit to our stay. That park is sold out years in advance because it is enjoyed by so many families. Keeping as much of the Campland amenities is crucial to the enjoyment of the new Mission RV Park.

Thank you for your time.

**DINA MULLER**  
**AUGUSTINE DESIGN GROUP**  
O: 619.744.5884  
[www.augustinedesigngroup.com](http://www.augustinedesigngroup.com)  
2272 First Ave. San Diego, CA 92101



**From:** [Debby Park](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 4:50:20 PM

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I am writing to encourage more wetlands in your plan for Mission Bay, such as the full "Wildest" proposal from ReWild Mission Bay. It is essential that we do our best to include enough acreage for wetlands to achieve the project goals. I also urge that the area set aside for "guest housing" be designed as low-cost accommodation, such as tent camping, eco-cabins, and some moderate size RVs. These considerations will improve water quality, increase climate resilience, protect endangered species and safeguard public access for all.

I am a resident of Clairemont and live close to Mission Bay which is a wonderful area that can be greatly improved. Thank you for your attention and consideration.

Deborah Park  
5075 Park West Ave, San Diego 92117

--

Debby Park

**From:** [Douglas Paton](#)  
**To:** [ningceqa@sanidiego.gov](mailto:ningceqa@sanidiego.gov); [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 6:30:33 AM

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Let's learn from our past mistakes and rewild Mission Bay as much as we possibly can,

sincerely, Douglas Paton,  
Middletown.

Sent from my iPad

**From:** [Douglas Paton](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 6:32:45 AM

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---

Let's learn from our past mistakes and rewild Mission Bay as much as we possibly can,

sincerely, Douglas Paton,  
Middletown.

Sent from my iPad

**From:** [Maurice Pessot](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, January 31, 2022 5:11:45 PM

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San Diego Gov and Mayor Todd Gloria:

Please do not pass up this opportunity to truly make a difference in the future of Mission Bay. Not by building hotels, resorts or other amenities to be enjoyed by the few and the wealthy. But by restoring Mission Bay to a far more natural, Sustainable, and, with climate change already showing it's devastating impact, ESSENTIAL state. I commend you on your initial plan to restore 40 acres, but this is a pittance. I support the "Wildest" plan out forth by Rewild Mission Bay as one that truly reflects the value of the community, provides some level of resilience against climate change, and provides access and recreation opportunities to the broadest swath of the citizenry of San Diego.

Please support the "Wildest" from Rewild Mission Bay.

Maurice Pessot  
[mpessot60@gmail.com](mailto:mpessot60@gmail.com)

**From:** [STEVE POND](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, January 31, 2022 9:24:53 AM

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Here is your last and first real chance to reinvent nature in Mission Bay. The question is what should it look like? Mission Bay has been reconfigured for us, human use. Campland has enough space on our bay.

Look at other Cities who have had major Nature restoration projects. See what worked and what could have or should have been done better. Fifty years from now you better hope our leaders (Gloria) made the right choice for San Diego and not because lobbyist from labor, construction, the Democratic party or Campland is in his pocket.

Wild wetlands or RV's? I choose wetlands.

Steve Pond



**From:** [rsherma1@san.rr.com](mailto:rsherma1@san.rr.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] RE: Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural  
**Date:** Monday, January 31, 2022 4:01:58 PM

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Here are some of my thoughts on the De Anza Natural project:

I would not put a channel through the De Anza Cove's southern peninsula, but instead I would keep it solid for the whole length. Cutting through would allow for the Rose Creek overflows to sent debris through the De Anza Cove beach area, lowering water quality. I think it is best to keep the Rose Creek flow to the west of De Anza Cove as it is now. The increased marshlands in the old Camperland space and along the current banks of Rose Creek would be better able to clean the water flowing into the bay. This would also save the expense of digging a channel and the necessity of adding two bridges for the bike and pedestrian path. It would also not travel through the middle of the RV and Camping sites causing disruption.

I would not add marshlands to the northeastern side of Mission Bay (east of De Anza Cove), but keep the marshlands contiguous on the west side of De Anza Cove. Any channeling of runoff water flows could be made to flow into Rosa Creek, upstream of the outlet. However, Marshlands could be added to the south side of De Anza Cove peninsula to help prevent erosion.

I would like to see a broad grass-lined area around the full perimeter of the De Anza Cove peninsula. Maybe 50 to 60 feet wide, this grass-line area would contain a paved bike path and possibly a separate decomposed granite walking path. Benches could be added along the route. With the greenbelt around the edges, the inside area would be for the RVs and Campers, who would also use this greenbelt area as well as their beach area. This "Regional Parklands" look would be similar to the area of Mission Bay to the south of De Anza Cove.

Improving the Rose Creek Bike Path (I'm assuming that the San Diego Mission Bay Boat & Ski facility will be going) to Mission Bay is a good idea as is making a multi-use path from the new Balboa Trolley Stop. I would also like to see a multi-use path from the Mike Gotch Bridge west to Crown Point.

Visitors to De Anza Cove mainly come by car, so leave ample parking spots not too far from the tables to where they will be carrying their coolers. It would also be environmentally favorable to have the parking spaces covered with solar cells and have a charging station, for when we switch to electrical vehicles.

Marshlands are nice and fortunately we have San Elijo Lagoon, Batiquitos Lagoon, Torrey Pines and other less populated areas where the marshlands have been preserved. Possibly some marshlands could be put in at the point where Tecolote Creek enters Mission Bay in order to improve water quality in that area. With 15 million visitors every year to Mission Bay, I think Regional Parklands is a better fit than marshlands. Whenever I've gone past Kendall-Frost existing marshlands, it has been fenced off and uninviting. Not what we need for Mission Bay.

Every little bit helps. But it will not be *Nature-Based* solutions that will solve climate change but *Human-Based* solutions (Solar Panels, Windmills, and Electric Vehicles) that will solve climate change that we've created by burning fossil fuels.

Thank you for offering feedback from the public.

-----  
From: "PLN\_PlanningCEQA"  
To: "PLN\_PlanningCEQA"  
Cc:  
Sent: Tuesday January 11 2022 2:10:18PM  
Subject: Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural

**NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL  
IMPACT REPORT**

Please see the attached Notice of Preparation of a Draft Program Environmental Impact Report for De Anza Natural which was distributed for public review starting today, January 11, 2022. The public review and comment period will end on **Thursday, February 10, 2022.**

Thank you,

**CEQA & Environmental Policy Section**  
City of San Diego Planning Department



**From:** [scubapong@yahoo.com](mailto:scubapong@yahoo.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay future  
**Date:** Monday, January 31, 2022 12:18:15 PM

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I strongly support ReWild Mission Bay's "Wildest" Plan. Anything less than maximum rewilding will not restore the Mission Bay ecosystem to include places for birds and fish to breed and grow.

Please adopt a plan that includes the maximum amount of ecological restoration to Mission Bay, not one that serves the interest of campers and private campgrounds!

Thank you for your time and consideration.

Jeff Thayer  
San Diego, CA

**From:** [Belinda Appleyard](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, February 1, 2022 7:35:30 AM

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There is an opinion piece in this morning's San Diego Union Tribune about rewilding that area and I fully support everything the author says.

I especially like the idea of adding campsites. Mission Bay is an amazing amenity and if we can create more habitat, clean our water, and provide recreation, it's a win for everyone.

Many thanks,

Belinda Appleyard  
619-922-5972

**From:** [Sylvia Busby](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza  
**Date:** Tuesday, February 1, 2022 12:22:52 PM

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TO: CEQA & Environmental Policy Section  
City of San Diego Planning Department  
RE: Notice of Preparation of a Draft Program Environmental Impact Report  
for De Anza Natural

To whom it may concern:

I am writing to provide my feedback as a member of the Pacific Beach township on this PEIR. Here are my top points for consideration:

1. Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use.
2. Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic.
3. De Anza Cove should be for non-motorized boats only.
4. Increase the wetland acreage. More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.
5. Show us how sea level rise affects the plan.
6. The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.

Thank you,  
Sylvia Busby  
935 Van Nuys Street  
San Diego, CA 92109

**From:** [Peter St Clair](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, February 1, 2022 11:32:25 AM

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The proposed design has improved.

I am not sure how storm water diversion to new wetlands along Rose Creek or new wetlands in Mission Bay work. The PEIR summary refers to them as “could be” or “possibly”. Will the document therefore assess impacts with and without these enhancements?

Where is “low cost” accommodations defined? Will the concept be locked into the lease? Will there be comparisons with nearby lodging in the report to back up the statement in the document?

Why are RVs and camping “eco friendly”. Generators and campfires are definitely not. Overhead lighting is not. Runoff from hard surfaces is not. The enticement of the sight of open water to walk, run, bike or dune-buggy, or boat through buffers and wetlands is considerable. How is this managed?

Are the “vegetated buffers” within the RV and campground the same composition as described under “Uplands and Buffers”? They should be

On the East side, how is a very active boat launch compatible with wetlands and their establishment?

What is the means of controlling visitor access to newly created wetlands and upland and buffer areas? This includes boaters

Are there examples in coastal Southern and Central CA of successfully restored, constructed and maintained public parks with creek, wetlands, open water and intense recreational use?

In short, is this a pipe dream or is there evidence the environmental goals can be met?

Is there a specific, measurable set of project goals? A baseline? An adaptive management plan?

--

Peter H. St Clair  
2453 San Pasqual Valley Rd.  
Escondido CA 92027  
cell phone: 619-925-6199

**From:** [Susan Weinberg-Harter](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, February 1, 2022 12:39:59 PM

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Dear Mayor Gloria and Council members

I am writing to object to the City's plan for Mission Bay. The plan does not restore a high enough acreage of wetlands.

The area is an important stopover for a huge number of migratory birds and these must be protected.

The City should adopt the wetlands design included in ReWild Mission Bay's "Wildest" plan in order to achieve water quality, species protection, recreation and protect against sea level rise.

Please plan for more wetlands in the plan.

Susan Weinberg-Harter  
2506 Collier Avenue  
San Diego, CA 92116



**From:** [l.n.brittain](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Expanding size of De Anza wetlands.  
**Date:** Wednesday, February 2, 2022 12:37:44 PM

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Hello,

In order to sequester carbon more efficiently, along many environmental reasons, I want to request that the designated wetlands in the De Anza plan be expanded. Please make them fit into the “wild lands” designation.

Sincerely,  
Laura Brittain  
Encinitas

**From:** [l.n.brittain](mailto:l.n.brittain)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Wednesday, February 2, 2022 12:41:39 PM

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Hello,

In case my subject line wasn't clear before, I'm sending this again. Thank you for preserving our wetlands.

Hello,

In order to sequester carbon more efficiently, along many environmental reasons, I want to request that the designated wetlands in the De Anza plan be expanded. Please make them fit into the "wildest" proposal from Rewild Mission Bay.

Sincerely,  
Laura Brittain  
Encinitas

**From:** [tom donnelly](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 2, 2022 2:37:00 PM

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Hello,  
here are my comments on the revised plan for De Anza Cove.

1. Too much land on the east side of this project is devoted to marsh and uplands. The new section of marsh closest to I-5 and the upland near that is prime accessible recreation space and is not very close to the actual need for marsh near Rose Creek. A better place for some of that marsh would be the mouth of Tecolote Creek, which would also help clean up the pollution coming from that creek. Much more upland zone could be added on Fiesta Island, which is more conducive to wildlife.
2. The canal/channel and new small De Anza Cove will get sedimented and full of growth. It needs to be engineered to have plenty of water flow.
3. The island should not be closed to free walking public access.
4. This entire project makes almost no different to climate change, since the total acreage is minute and insignificant to carbon storage. If the city wants to make a difference, they should devote a certain percent of revenue to actual reputable proven climate change solutions, such as buying 50000 acres of cheap threatened forest somewhere, or maybe building a big electricity storage facility such as a battery farm (best to wait 6 years for better battery technology) or maybe a pumped hydro plant on a suitable hillside such as the north side of El Monte Valley in Lakeside.

vr,  
Tom Donnelly

**From:** [Lorri](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 2, 2022 2:19:31 PM

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Dear Mayor Gloria and City Leadership:

Please expand the size of the wetlands area in the current plan to one that would be consistent with the “Wildest” proposal from ReWild Mission Bay. This will better serve us for climate resiliency.

Thank you,  
Lorri Freitas

**From:** [James Mariani](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Keep the driving range . Keep all 18 holes, tennis  
**Date:** Wednesday, February 2, 2022 7:18:22 AM

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Add a Cohn Restaurant equivalent  
Add skate park aquatic center amphitheater  
Relocate parking Yes to MBGNP  
J Mariani  
HomeTrust

**From:** [Judith Swink](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Letter of Comment on NOP De Anza Natural  
**Date:** Wednesday, February 2, 2022 1:51:43 PM  
**Attachments:** [De Anza Natural JAS NOP letter.doc](#)  
[Master Plan Telephone Survey Summary.pdf](#)

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***Judith A. Swink  
2289 Caminito Pasada 106  
San Diego CA 92107***

February 2, 2022

TO: Jordan Moore, Sr. Planner, City of SD Planning Dept.

SUBJECT: Comments for NOP on De Anza Natural Amendment to MBPMP

First, it still is not clear to me if this NOP for De Anza Natural is in addition to or instead of the De Anza Revitalization Plan developed by the De Anza Revitalization Ad Hoc Committee to the Mission Bay Park Committee in 2018. I understand that the Mayor supports De Anza Natural as the preferred alternative but what is happening – or has been done – with environmental review on the “Revitalization Plan”? That said, I agree with the Mayor that De Anza Revitalization should be the preferred, eventually approved, plan.

I expect the environmental review process to fully detail the many reasons that expanded wetlands in the De Anza/Northern Wildlife Preserve will be of great value and importance for mitigation for impacts of polluted runoff from the Rose Creek watershed, as well as from climate change and sea level rise, on water quality and habitat in the northeast quadrant of Mission Bay.

Water Quality is of the utmost importance in this area distant from the tidal waters from the ocean. To this point, City Charter Section 55.2 (c)(1)(B) “Wetland expansion and water quality improvements and the protection and expansion of eelgrass beds as identified in the *Mission Bay Park Master Plan*” makes clear that this is of the highest priority. Revenues from the Mission Bay Improvement Fund will serve as essential matching funds for projects related to wetland expansion and water quality improvements. The public needs to understand that there is funding available for these essential projects.

Please study in detail the ways in which expanded wetlands can serve as a recreational resource in ways similar to land-based, aquatic-oriented recreational activities. Isabelle Kaye of the UCSD Natural Reserve System addressed this in more detail during the January 24<sup>th</sup> NOP Zoom meeting.

Please address the question of human health hazards from avian fecal matter relative to impacts from human fecal matter. An epidemiological study of fecal matter in Mission Bay was conducted circa 2003 (sorry I don’t have a copy); my recollection is that the vast majority if avian fecal matter. I don’t recall conclusions relative to human health impacts but it’s worth seeking out.

Please review and consider the attached countywide “Mission Bay Park Master Plan Update: Telephone Survey” summary with specific note of items 7 & 9.



A substantial number (96.7%) of those interviewed placed at the top (Item 7) “*preserving and enhancing the natural resources of the park*” and more than half surveyed supported taking areas out of active public use and dedicating those areas for natural resource enhancement.

Item 8 of the Survey highlights the general public agreement that the water relationship for activities in the park should influence land use. This is stated clearly in the MBPMP and is why, during the MBPMP Update process, the proposal to add formal soccer fields at South Shores was rejected. It also is why adding a skate park (there already is one at Robb Field) is inconsistent with the MBPMP. Section IV, Land Use, p.36: “*AQUATIC ORIENTATION The uniqueness of Mission Bay Park lies in its aquatic setting. Fundamentally, the Park was shaped out of the water and it remains focused upon it. It is deemed essential, therefore that land use allocations in the Park be defined and arranged so as to maximize public access and enjoyment of the water. In other words, the zones with maximum exposure to the water should generally be reserved for those activities benefitting the most from such exposure, such as picnicking, strolling or bicycling.*”

As for proposals for an amphitheater at the De Anza area, the MBPMP includes approval for eventual construction of an amphitheater at South Shores. Page 40 of the Land Use chapter of the MBPMP includes “*South Shores: About 34 acres of regional parkland are proposed in South Shores, all of it east of the embayment. This proposal is consistent with the current development plans for South Shores, although the configuration of roadways, paths, and shore revetments have been altered in an effort to improve access and circulation, enhance the water's exposure to the recreation areas, and accommodate a public, multipurpose amphitheater.*”

A handwritten signature in black ink, reading "Judith A. Swink". The signature is written in a cursive, flowing style.

Judith A. Swink

Attachment (1): Mission Bay Park Master Plan Update: Telephone Survey

## Mission Bay Park Master Plan Update: Telephone Survey

June 17, 1992

As part of the extensive efforts to reach out to the public in preparing the Mission Bay Master Plan Update, a telephone survey of San Diego County residents was conducted in April 1992. A total of 812 randomly selected households completed the interview. The text below summarizes key points raised by the survey and how they have influenced the Master Plan.

1. About 60 percent of the county population are non-users of Mission Bay Park; the Master Plan seeks to widen the appeal of the park to current non-users.
2. The heaviest use of Mission Bay Park is found in picnic areas and pedestrian/bike trails; the Master Plan increases the amount of picnic facilities and completes the network of trails.
3. Water quality is a very important issue for park users; the Master Plan seeks to employ all means to improve water quality, including the creation of new marsh areas.
4. Safety and crime are important issues for park users; the Master Plan seeks to expand legitimate use of the park to discourage illegal activity and supports police and ranger activities. A 5,000-seat public amphitheater is proposed on South Shores to bring evening use to this area of the Park.
5. Sewage on Fiesta Island is an important issue for park users; the Master Plan recommends replacement of the sludge drying beds with recreational amenities and dedicated lease area.
6. Air pollution and odor are important issues for park users; the Master Plan recommends removal of the sludge drying beds and encourages reduction of automobile traffic.
7. 96.7 percent of the population believes that preserving and enhancing the natural resources of the park is important, and slightly more than half of the park's users favor taking areas of the park out of active public use and dedicating these areas for natural resource enhancement. The Master Plan dedicates 200 acres, (14%) of the Park land to natural recreation, 70 acres (5%) to wildlife habitat areas.
8. There is agreement among county residents that the unique water setting of the park should influence land use; the Master Plan stresses inclusion of land uses in Mission Bay which enjoy particular benefit from being located adjacent or near to water.
9. Park users perceive parking areas and streets as being particularly crowded. The Master Plan seeks to reduce parking and street congestion through use of remote parking at peak times, reducing the amount of on-street parking and encouraging the use of mass transit.
10. Park users perceive sidewalks as being crowded. The Master Plan recommends development of dual paths for separated bicycle and pedestrian use wherever possible.
11. There is a disagreement from county residents with proposals to ease certain height restrictions as well as increasing commercial land lease areas. The Master Plan does not concur with public sentiment on these points. The Master Plan recommends slight easing of the height restrictions for Quivira Basin and Dana Inn redevelopment projects in the belief that this will improve the visual quality of these projects.

**From:** [Maggi V](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 2, 2022 7:23:02 AM

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Please implement the full plan proposed by ReWild Mission Bay.

--

Maggi Veltre      cell 619 573-7213

**From:** [Carolyn Allen](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Thursday, February 3, 2022 3:03:52 PM

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As you review the De Anza Natural Plan, please consider Mission Bay Golf Course and its immensely positive impact on area residents' ability to enjoy fresh air and exercise for more than 65 years. The course has been especially important the last couple of years during COVID, where it enables golfers to exercise outdoors in a social setting!

As a member of Mission Bay Women's Golf Club, I encourage you to continue to sustain this hugely popular public golf course which makes golf available to a wide cross section of San Diego golfers old and young at a reasonable price. Its central location draws golfers from throughout the City of San Diego and beyond. Our club of 65 members is largely senior women 65 and older (3 in their 90s) who join for a weekly round of golf at the course on Wednesday mornings.

In response to the Audubon Society's "ReWildest Plan," we would like to point out that the golf course is an important home to a wide variety of birds, including nesting osprey along with owls, hawks, herons, egrets and numerous smaller birds including the rare Vermillion Fly Catcher.

Thank you for your time and consideration.

Sincerely,

***Carolyn L Allen***

Mission Bay Women's Golf Club

**From:** [candcdunning@aol.com](mailto:candcdunning@aol.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza  
**Date:** Thursday, February 3, 2022 7:48:22 AM

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Good morning,

I am a regular swimmer in the bay, and am concerned about the water quality, for everyone and everything who depends upon it. I also volunteer with San Diego Audubon to restore the California Least Tern nesting areas. I support the Re-Wild plan.

We have an opportunity to mitigate some of the vast environmental damage that Mission Bay's wetlands have suffered since they were drained and reconfigured largely for human recreational use. This type of damage would never be allowed now, knowing what we know about how everything is linked together. But we now have a situation where several known endangered species struggle to survive with the little acreage that is left to them. That acreage is regularly encroached upon by humans and dogs via land, air and water. Human activity is making it difficult for them to survive.

We have a responsibility to be stewards of this amazing environment, and can surely come up with solutions that can benefit the different species who rely on it for survival, in addition to making portions of it available for human recreation. Humans will also benefit from increasing the wetlands acreage by having better water quality, by anticipating sea level rise proactively, instead of reactively, and by recognizing the benefits of carbon sequestration provided by wetlands.

Once a species is gone, it's gone. Human beings are not an endangered species, let's keep that in mind. It's important to educate everyone about our interconnectedness with nature.

I am writing today to implore you to add more acreage to the wetlands. This can be accomplished in a number of ways. For example, by removing the channel from Rose Creek to De Anza, moving more of these land uses into Regional Parkland use. Also, the spit of land west of Rose Creek could shrink. An island could be created further south in the bay for high tide use by birds. This island could also protect the marsh from Bay traffic.

Let's work together to create a long term, sustainable vision in Mission Bay.

Sincerely,

Christie Dunning

**From:** [Dynes, Ann](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Kurt Carlson](#); [Gloria and Steve Hensen](#); [Walshok, Colin](#)  
**Subject:** [EXTERNAL] De Anza "Revitalization" Plan  
**Date:** Thursday, February 3, 2022 11:52:04 AM

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I write as a former chair of the City of San Diego Municipal Golf Committee and personally as a San Diego golfer deeply concerned about the potential destruction of the Mission Bay Golf Course (MBGC). As I understand it, MBGC represents about 25% of the area covered by the De Anza Revitalization Plan (Plan) and thus its treatment in the Plan is critically important.

MBGC plays a unique role in providing affordable and accessible public golf for the entire San Diego region. I write first to object to the inclusion of MBGC in the Plan at all. It should be left completely intact and thus a discussion of "diluting" it in to other functions is simply wrong. Because of its practice facilities, its unique layout, and holes which enable a complete golfing experience in a mere two hours, it is a unique City course particularly for working people and younger and older golfers. It is the home course for 900 high school students and the first 18 hole course to almost everyone in San Diego taking up the game of golf if they do not have the resources to belong to a private golf club. Unless you have a facility like MBGC to learn the sport, you will never be capable of playing the iconic and challenging City golf facilities of Torrey Pines and Balboa—it is an essential part of the San Diego golf pipeline. MBGC is also the only night-lit course in the City where kids can practice after school in the winter. It also provides a unique recreational experience to the citizens of San Diego by providing a robust program for footgolf and disc golf. These are additional attractive and healthy recreational alternatives for kids after school. MBGC is every bit as important to City residents as soccer fields, baseball fields, swimming pools and other recreational resources.

MBGC is also an important element of the Mission Bay master plan which calls for recreational, environmental and commercial activities in the area. In fiscal year 2021, MBGC contributed rent payments of \$301,082 to the General Fund which would be reduced proportionately by a reduction in usage of the course. There were 102,025 rounds played at MBGC in the 2021 fiscal year plus thousands of users of the range and practice facilities. The City is about to invest thousands of dollars to construct club house facilities which will attract income from golfers and activities like weddings to its location. Its old shrubbery is home to bird life and other natural elements. MBGC should be clearly recognized as a facility which provides ALL of the values of the Mission Bay master plan—income, recreation and environmental. In a "dumbed down" version of a golf course, it will lose significant value to both users and City revenues.

In conclusion, I submit that the pending plans, which appear to do significant damage to the integrity of this 18 hole golf course where you can use every club in your bag, are a tragedy under construction. Please please please apply some conscience to your planning to resist popular calls for action and protect MBGC. Thank you for your consideration.

anndynes@ucsd.edu

858-750-6094

858-539-3505 (cell)



**From:** [cherylmede@gmail.com](mailto:cherylmede@gmail.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [MMReyes@sd.gov](mailto:MMReyes@sd.gov)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 3, 2022 10:01:53 AM

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Dear Planning Group,

Please consider this strong support for maintaining the Mission Bay Golf Course as part of De Anza Natural. If there is any sport which is a perfect fit for maintaining the natural environment – plants and wildlife - it is a golf course which can be reconfigured to meet any “rewilding” requirements. In addition to plants and wildlife, the MBGC allows many high-school golf teams to practice the sport. It provides for the recreational enjoyment of thousands of San Diego County residents, as well as out-of-town visitors.

My understanding, from speaking with employees at MBGC, is that the golf course is a money-maker for the city, the most widely used of the three public golf courses and is supported by the Pacific Beach Town Council. For a city the size of San Diego, which also attracts many out-of-town visitors, maintaining three public golf courses is reasonable.

Several years ago, I attended meetings at Mission Bay High School regarding the rewilding of Mission Bay De Anza Cove. The meetings were organized by the Audubon Society of S.D. At that time, the members of the Audubon Society indicated no interest in maintaining the golf course.

In a perfect world, the restaurant at Mission Bay Golf Course would provide, via a partnership with the San Diego Unified School District, an opportunity for Mission Bay High School students who are interested in working in the restaurant business to learn practical skills.

Sincerely,

Cheryl Ede

**From:** [Kim Schoettle](#)  
**To:** [PLN PlanningCEQA](#); [Gloria, Todd \(External\)](#); [Wildé, Randy](#)  
**Subject:** [EXTERNAL] mission bay golf course  
**Date:** Thursday, February 3, 2022 10:48:11 AM

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Please help save the golf course we have at Mission Bay. We utilize it all the time and it is a passive use of land which retains environmental aspects while also being utilized recreationally. Thank you.

Kim Schoettle  
Operations Manager

Schoettle Financial  
Law Office of Thomas J. Schoettle, Jr.  
[1010 Turquoise Street, #275](#)  
[San Diego, CA 92109](#)  
[www.SchoettleFinancial.com](#)  
**(858) 488-3800**

FAX 858-488-3500

Legal services provided through Law Office of Thomas J. Schoettle, Jr.

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**From:** [Mark Sullivan](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Cove Amendment to MB Master Plan - Youth Sports in Mission Bay are at Risk!!  
**Date:** Thursday, February 3, 2022 11:09:46 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Planning,

The City of San's Diego's proposal to expand wetlands as described within its De Anza Cove Amendment to the Mission Bay Master plan **will destroy the Bob McEvoy field complex with no guarantee of replacement.**

The Bob McEvoy complex which hosts baseball, softball, soccer, tennis, **was constructed on land dedicated to the City in the mid-1950's by Bob McEvoy for the sole purpose of supporting youth athletics.** It is now at risk due to a new framework proposal for De Anza Cove that would **turn much of the area into wetlands.**



- I want to voice my support **the preservation of the Bob McEvoy Youth Sports fields** in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex **will eliminate the MBYB boys baseball and MBGS girls softball leagues** within our community.
- The destruction of this field complex **will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.**
- The DeAnza Cove plan must preserve the existing field complex.

Thank you for your time support!

**Mark Sullivan, Principal Engineer**

MJS Construction Mgmt. & Eng. Inc.  
1271 Missouri Street  
San Diego, CA 92109

mjsullivan@mjscm.onmicrosoft.com  
(858) 201-0027 (mobile)

**From:** [alepeebles \(null\)](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob Mcevoy park  
**Date:** Friday, February 4, 2022 5:24:01 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

Thank you for your time support!

Sent from my iPhone

**From:** [Nancy Davis](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Golf and De Anza Natural Plan  
**Date:** Friday, February 4, 2022 10:43:56 AM

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Dear Mr. Moore,

As you review the De Anza Natural Plan, please consider Mission Bay Golf Course and its immensely positive impact on area residents' ability to enjoy fresh air and exercise for more than 65 years. The course has been especially important the last couple of years during COVID, where it enables golfers to exercise outdoors in a social setting! I am a resident of District 7, and I travel weekly to Mission Bay Golf Course for a friendly round of golf.

As a member of Mission Bay Women's Golf Club, I encourage you to continue to sustain this hugely popular public golf course which makes golf available to a wide cross section of San Diego golfers old and young at a reasonable price. Its central location draws golfers from throughout the City of San Diego and beyond. Our club of 65 members is largely senior women 65 and older (3 in their 90s) who join for a weekly round of golf at the course on Wednesday mornings.

In response to the Audubon Society's "ReWildest Plan," we would like to point out that the golf course is an important home to a wide variety of birds, including nesting osprey along with owls, hawks, herons, egrets and numerous smaller birds including the rare Vermillion Fly Catcher. One of our club members who grew up in the Mission Bay area years ago remembers well the mosquitoes swarming. She says, **"If you approve the Audubon 'Rewildest Plan,' you will benefit the mosquitoes more than the birds!**

Thank you for your time and consideration.

Sincerely,

Nancy Davis  
Mission Bay Women's Golf Club  
619-770-7605

**From:** [Elisabeth Frausto](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy fields  
**Date:** Friday, February 4, 2022 9:53:56 AM

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Hello,

I am a San Diego resident and a parent whose child plays at the Bob McEvoy fields. I want to voice my support for the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

The McEvoy Fields were constructed on private land dedicated to the city for the purpose of youth sports. There are few spaces left in the area where children can play soccer, baseball, softball and other active sports in our community.

The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community and severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.

The DeAnza Cove plan must preserve the existing field complex. Thank you for your consideration.

~~~~~

Elisabeth Eva Frausto

“Be yourself; everyone else is already taken.” - Oscar Wilde



**From:** [Steve Koudelka](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Friday, February 4, 2022 5:23:09 PM

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TO: Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Dear Mr. Moore,

I am a resident of San Diego since 1986. We are blessed in Southern California to have great year round weather to enjoy the SD city parks and recreational areas. One of the greatest local assets is the Mission Bay Golf Club.

Not only is it a fun place to play golf, it's a one of the best places to teach kids the game of golf and the good values that golf teaches us all. This place has served our community for 66 years and needs to remain as an alternative site for younger and senior players who can not meet the challenge of the longer more difficult 18-hole city courses at Torrey Pines and Balboa park.

With the new club house remodel already planned, the Mission Bay Golf Club can become one of the first anchor sites for the greater De Anza recreational complex. Mission Bay Golf Club is a valuable recreational and financial asset to the city of San Diego.

Please keep the Mission Bay golf course available in our community for many generations to come.

Thank you for considering my view.

Sincerely,  
Steve Koudelka

**From:** [Steve Koudelka](#)  
**To:** [lprosi@san.rr.com](mailto:lprosi@san.rr.com)  
**Cc:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Re: De Anza Natural Plan  
**Date:** Friday, February 4, 2022 5:27:48 PM

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Larry, FYI...here is the letter I just sent...I hope this helps

TO: Jordan Moore, Senior Planner [planningceqa@sanidiego.gov](mailto:planningceqa@sanidiego.gov)  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Dear Mr. Moore,

I am a resident of San Diego since 1986. We are blessed in Southern California to have great year round weather to enjoy the SD city parks and recreational areas. One of the greatest local assets is the Mission Bay Golf Club.

Not only is it a fun place to play golf, it's a one of the best places to teach kids the game of golf and the good values that golf teaches us all. This place has served our community for 66 years and needs to remain as an alternative site for younger and senior players who can not meet the challenge of the longer more difficult 18-hole city courses at Torrey Pines and Balboa park.

With the new club house remodel already planned, the Mission Bay Golf Club can become one of the first anchor sites for the greater De Anza recreational complex. Mission Bay Golf Club is a valuable recreational and financial asset to the city of San Diego.

Please keep the Mission Bay golf course available in our community for many generations to come.

Thank you for considering my view.  
Sincerely,  
Steve

**From:** [K Mcl](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Friday, February 4, 2022 11:38:59 AM

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February 2, 2022

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Dear Mr. Moore:

**Identity of Commenter**

Kevin McLean, 4089 Caminito Terviso, San Diego, CA 92122. Senior golfer and grandfather.

**Requested Action**

Retain Mission Bay Golf Course as part of the proposed De Anza Natural Plan.

**Comments**

Mission Bay Golf Course provides recreation not only to golfers, but to frisbee golfers and soccer golfers as well. It is not just a golf course, but a safe social gathering place for children, teenagers, young adults, adults and seniors. It is a unique place for San Diego city residents to learn and play different sports and, particularly, for senior golfers to still have a course to play and introduce their grandchildren to the sport. Golf courses uniquely preserve the green open space which is so rare in San Diego's built-up areas today. They also can accommodate wetlands and water areas, as has been done in many golf courses in San Diego County. This benefits global warming as well as wildlife.

**Conclusion**

The many positive aspects of keeping Mission Bay Golf Course, both for San Diego residents and the environment, far outweigh the alternative of eliminating it. I urge you to retain Mission Bay Golf Course in your planning. Thank you.

Respectfully Submitted,

Kevin McLean

**From:** [Eugene Polley](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Friday, February 4, 2022 5:46:35 PM

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I oppose the destruction of Mission Bay Golf Course advocated as part of the De Anza Natural Plan. Mission Bay Golf Course provides important recreational opportunities to a wide cross section of San Diego residents. There is no corresponding opportunity offered in the De Anza Natural Plan. The existing plans for restoring Mission Bay are more than adequate without displacing a golf course that provides almost 100,000 rounds of golf a year. There is no need to destroy Mission Bay Golf Course.

*Gene Polley*

9984 Scripps Ranch Blvd. #225  
San Diego, CA 92131

**Fax** (858) 519-5460  
**Cell** (858) 220-0273

**From:** [Rhonda Woerner](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] In support of preserving Bob McEvoy Youth Sports Fields  
**Date:** Friday, February 4, 2022 3:11:35 PM

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Dear Sir or Madam,

Our son and daughter have grown up in Pacific Beach and we have many memories of soccer, baseball, and softball. My daughter currently plays for Coastal Bay softball and that is the organization that alerted me to the fact that the redevelopment of the area may destroy the McEvoy Field Complex and thereby negatively impact many local families.

1. I want to voice my support for PRESERVING AND UPDATING Bob McEvoy Youth Sports fields in the De Anza Cove plan. We could definitely use some better bathrooms!
2. It is my understanding that the McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports and provides a welcoming space for families with children of all ages.
3. PB families need a place to play soccer, baseball, softball and other active sports in our community.
4. The destruction of this field complex will eliminate the Mission Bay Youth Baseball league (where my son played and husband coached) and Coastal Bay Girls Fastpitch (where my daughter plays and where I volunteer as a scorekeeper and team mom). This would be devastating to my daughter.
5. Most of the families that play in these youth sports leagues are local families. We have lovely parks and beaches and welcome visitors from all over San Diego and from out of town, but these fields serve a need in the local community.
6. I have had the pleasure to play on the softball field myself when some friends needed an extra player on their team - it's such a great community gathering place!
7. I believe that the destruction of the fields will also severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields. Both of my kids played for PYSL multiple years and it would be such a bummer for future generations to not have those opportunities.

I very much hope and pray that the new DeAnza Cove plan will preserve and improve the existing field complex. It is an important part of our community!

Thank you for your consideration.  
Rhonda Woerner

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Kyra Black  
**Date:** Saturday, February 5, 2022 1:14:38 PM

---

Submitted on Saturday, February 5, 2022 - 13:14

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Kyra Black

EMAIL ADDRESS:  
k4black@ucsd.edu

COMMENT:  
Rewild mission bay: alternative 3 is my top choice

**From:** [Barbara](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] ReWild Mission Bay "De Anza Natural  
**Date:** Saturday, February 5, 2022 4:23:44 PM

---

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Hello,

Over the years, I have worked with San Diego Audubon on various habitat restoration projects in San Diego county. Recently I read Rebecca Schwartz Lesberg's article on Mission Bay Park and echo her concerns. We must restore and preserve this vital wetland habitat. Mayor Todd Gloria's proposal is a step in the right direction but more must be done while we can to protect these lands. Wetlands filter pollutants out of the water, protect the shoreline from erosion, hold carbon in their soils, provide a place for people to enjoy nature-based recreation activities, serve importantly as a nursery and habitat for several bird species. We need to implement the "Wildest Plan" proposed by San Diego Audubon, the result of years of scientific research and collaboration with city leaders—ReWild Mission Bay!

Thank you,

Barbara Crawford

**From:** [Turtle Conversions](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Saturday, February 5, 2022 3:40:37 PM

---

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I am writing to ask that the City of San Diego to please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

Thank you!



Homer Davis,  
Santa Fe, NM 87501

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Andrew Ha  
**Date:** Saturday, February 5, 2022 1:13:40 PM

---

Submitted on Saturday, February 5, 2022 - 13:13

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Andrew Ha

EMAIL ADDRESS:  
andrewha99a@gmail.com

COMMENT:  
Rewild Mission Bay Alternative 3!

**From:** [Peter Leftwich](#)  
**To:** [Peter \(Pete\) Leftwich](#)  
**Cc:** [Mission Bay Gateway](#); [PLN PlanningCEOA](#); [Gloria, Todd \(External\)](#); [Wilde, Randy](#)  
**Subject:** [EXTERNAL] Fwd: URGENT: Save the Golf Course & Recreation in Mission Bay Park [I SUPPORT THE MB-GATEWAY PLAN(S)!!]  
**Date:** Saturday, February 5, 2022 12:32:08 PM

---

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Dear Sirs/Misses:

I SUPPORT FULLY THE "MB Gateway plan = Save The Golf Course & Recreation in Mission Bay Park!

Please familiarize yourself with their proposal(s).

I vote at \*every opportunity\* that San Diego voters are able.

Thank you for your time and consideration.

PS. Please DO feel free to contact me / confirm receipt of this email / please postally send me a letter if YOUR personal view or plan differs from that of the

# honorable 'MB Gateway' Group/Faction/Volunteers.

--Peter Leftwich

7515 Charmant Dr Unit 1406, San Diego, CA, 92122-4347

IMQualified@Leftwich.Com

Registered Libertarian since May 1999.

CC:

Mission Bay Gateway <[info@missionbaygateway.org](mailto:info@missionbaygateway.org)>

City\_Planning\_CEOA <[PlanningCEOA@sandiego.gov](mailto:PlanningCEOA@sandiego.gov)>

Mayor\_Todd\_Gloria <[MayorToddGloria@sandiego.gov](mailto:MayorToddGloria@sandiego.gov)>

Policy\_Advisor\_Randy\_Wilde <[RWilde@sandiego.gov](mailto:RWilde@sandiego.gov)>

----- Forwarded message -----

From: **Mission Bay Gateway** <[info@missionbaygateway.org](mailto:info@missionbaygateway.org)>

Date: Sat, Feb 5, 2022 at 12:14 PM PT

Subject: URGENT: Save the Golf Course & Recreation in Mission Bay Park

To: <[IMQualified@leftwich.com](mailto:IMQualified@leftwich.com)>



## URGENT!

# Save The Golf Course & Recreation in Mission Bay Park!

[See the MBG Plan Here](#)

---

Share the Mission Bay Gateway Plan with all your local Friends!



Share



Tweet

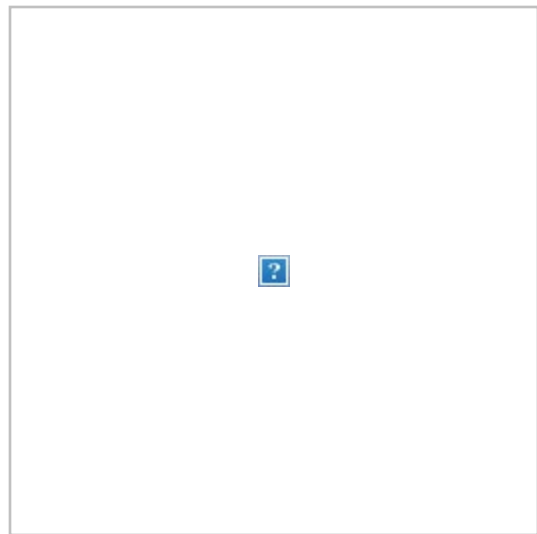
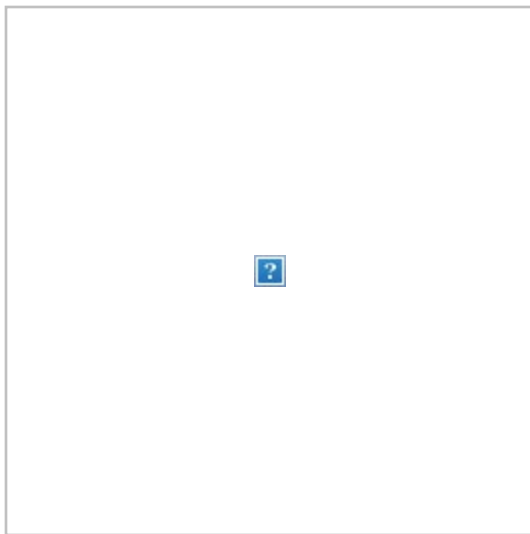


Forward

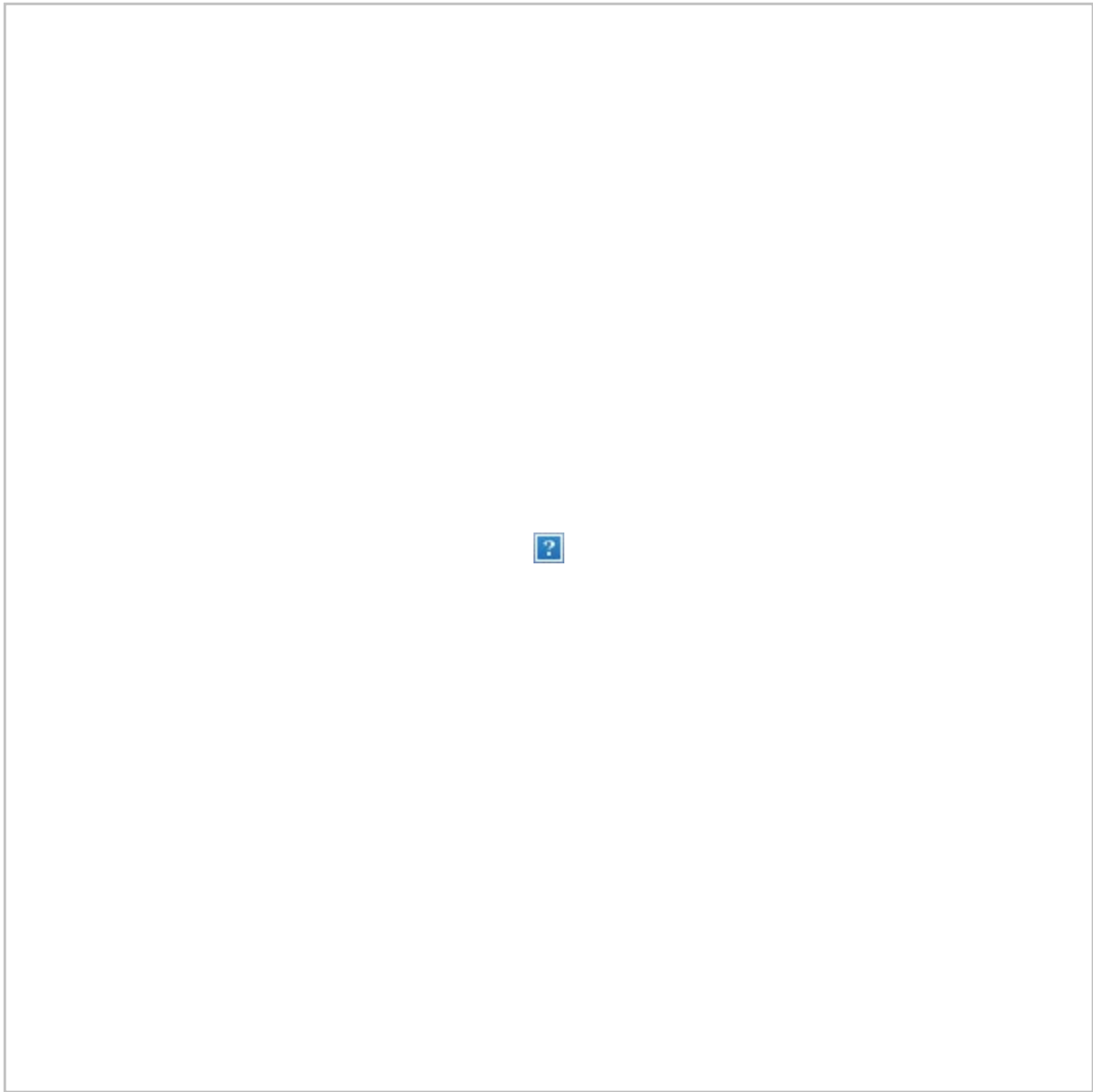
---

In response to the city proposed plan, MBG presents **The Mission Bay Gateway Natural plan**. The Mission Bay Gateway Natural Plan (MBGN) adds many of the proposed natural features presented by the city without the need to eliminate much-needed facilities and with minimal excavation, scraping, and dredging of De Anza Peninsula.

Very few modifications are needed to turn the De Anza Natural Plan into Mission Bay Gateway Natural plan and all current recreation opportunities are retained as seen below.



Arguments have been made that not all recreation needs can fit in the allotted area. MBGN shows that all recreation **CAN** fit and more recreation opportunities can be added.



The Mission Bay Gateway Natural Plan has other key benefits over the City Proposed Plan. Let's compare the two.

---

### **City Proposed Scope Plan**



- The city plan appears to shrink recreation space
- Pits recreational users against each other for space
- Reduces beach & shoreline access, park, and picnic space
- Reduces available overnight camping
- Threatens the golf course
- Much more expensive

---

## Mission Bay Gateway Natural Plan



- Retains, expands, and improves all recreation venues
- Demonstrates all activities and facilities can fit.
- Adds additional shared uses
- Aquatic Center
- Amphitheater
- Skate Park
- More Cost-Effective and smaller carbon footprint to create
- AND expands marshland

---

**Get Involved Now or lose recreation in the Future**

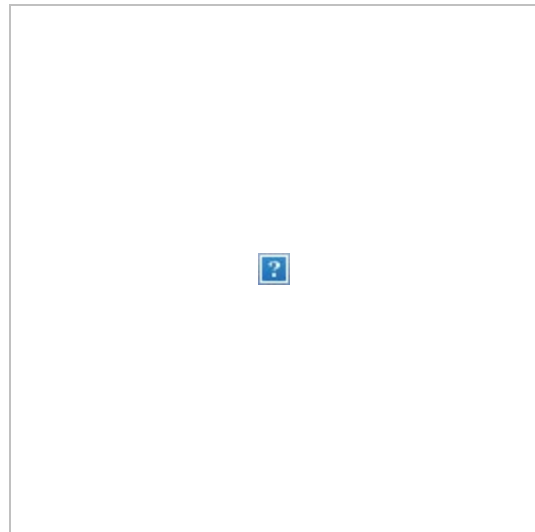


# Mission Bay Gateway: A Balanced Plan

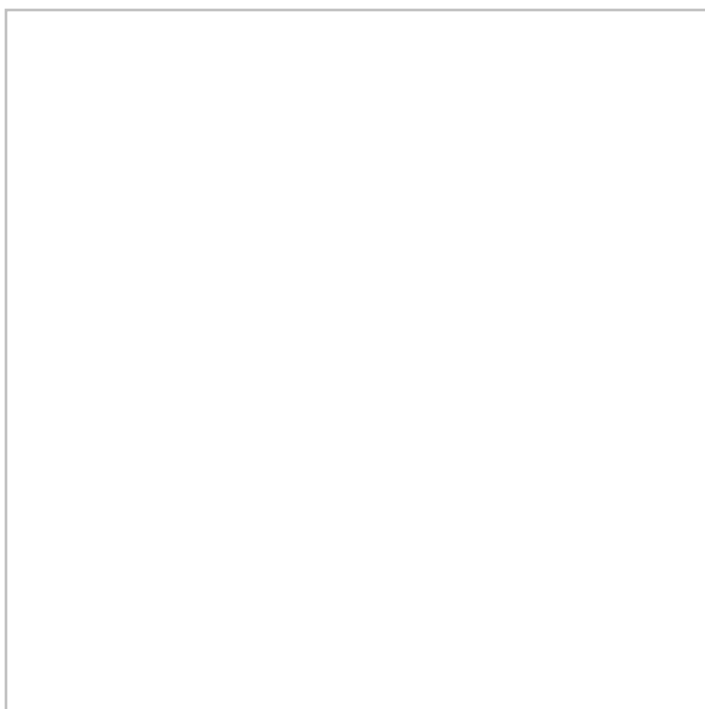
## The project at Mission Bay/De Anza Point:

- Should include and improve all appropriate existing uses
- Should include new facilities currently absent in Mission Bay Park and/or the community.
- Facilities should be public and joint use to benefit the most people and provide for the most use.
- Should utilize existing infrastructure to minimize construction environmental impacts.

MBG supports some expansion of the marsh area but it is important to remember that the number one source of bacterial pollution in the bay is bird poop.



**Mission Bay is a place of recreation with millions of recreational hours spent there each year. Recreation areas should be improved and expanded.**



---

Now is the time to get involved before the Feb 10th  
public comment deadline

Leave a comment by contacting the city at:  
[PlanningCEQA@sanidiego.gov](mailto:PlanningCEQA@sanidiego.gov)

We highly encourage you to also send a message to:

Mayor Todd Gloria  
[MayorToddGloria@sanidiego.gov](mailto:MayorToddGloria@sanidiego.gov)

Policy Advisor Randy Wilde  
[RWilde@sanidiego.gov](mailto:RWilde@sanidiego.gov)

---

**Support Mission Bay Gateway**  
by

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Mission Bay Gateway Project · 2247 Emerald St. · San Diego, CA 92109 · USA



**From:** [Paul Sorenson](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Removing Mission Bay Golf Course  
**Date:** Saturday, February 5, 2022 7:24:46 AM

---

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Mission Bay Golf Course is a great asset for the city providing opportunity for foot golf, frisbee golf, and golf at a reasonable price. The elimination of this course would cause to Balboa 9 course to be overbooked. As it is the Balboa 9 is kept very busy.

There is ample room to expand the wetlands with the elimination of the former private trailer area adjacent to the golf course. I and many of my friends enjoy a relaxing round of golf at Mission Bay Golf course and fully concur with the opinions expressed by Craig Kessler.

Regards,  
Paul Sorenson

Sent from [Mail](#) for Windows

**From:** [Jack Thach](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Saturday, February 5, 2022 10:05:51 AM

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The De Anza Natural proposal is better than previous plans for Mission Bay, but it doesn't fully meet the city's water quality, species protection, or sea level rise resiliency needs. ReWild Mission Bay's "Wildest" plan does, with more wetlands and public access equity.

Seeing the city propose projects in clear violation of the city's own rules and standards is tiring. I strongly encourage you to implement the Wildest plan.

*Jack Thach*

1321 Oliver Avenue #3

San Diego, CA 92109-5160

[858 210-6464](tel:8582106464)

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Shan Vo  
**Date:** Saturday, February 5, 2022 1:13:51 PM

---

Submitted on Saturday, February 5, 2022 - 13:13

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Shan Vo

EMAIL ADDRESS:  
shanvo13@gmail.com

COMMENT:  
Rewild Mission Bay

**From:** [K5 Golf](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Saturday, February 5, 2022 8:03:22 AM

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Dear Sir-

Please know that as a San Diego resident since 1959 and yes a golfer since my late 40's I strongly believe Mission Bay Park Master Plan needs to include the existence and renovation of the highly used long standing Mission Bay Golf Course. This facility has huge value to young, working and retired citizens of San Diego. Killing off golf courses is not an equitable community responsive solution. Thank You!

Aloha, Ed Wunner

Sent from my iPad2



**From:** [Bridgette](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Sunday, February 6, 2022 1:24:54 PM

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Bridgette Anderson  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club  
619-549-5751  
[anderson321@cox.net](mailto:anderson321@cox.net)

**From:** [Sheri Belling](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Sunday, February 6, 2022 7:08:37 PM

---

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To the City of San Diego Planning Committee-

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Sheri Belling  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Kathy Dickey](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Re-Wild Mission Bay  
**Date:** Sunday, February 6, 2022 2:02:00 PM

---

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---

Please follow the “wildest” recommendations of ReWild Mission Bay and the San Diego Audubon Society.

Give more land from the Campland area and the former DeAnza area to the marsh. Encourage the fish and birds and other wildlife to return to their former homes.

Thank you,

Kathleen Dickey, Naturalist with Torrey Pines SNR, San Elijo Lagoon, and Batiquitos Lagoon Foundation

**From:** [Gerri-Lynn Fives](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Sunday, February 6, 2022 7:15:02 PM

---

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Sincerely,  
Gerri-Lynn Fives

member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

--



**Gerri-Lynn Fives**

*REALTOR® / Broker Associate*  
*ABR, CIPS, CNE, CRS, GRI, MRP, RSPS, TRC*  
*VETERAN*

DRE # 01274657

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Coronado, California, 92118

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**From:** [Kevin A. Gregg](#)  
**To:** [Kevin A. Gregg](#)  
**Subject:** [EXTERNAL] Opposition and concern to DeAnza Natural  
**Date:** Sunday, February 6, 2022 6:50:10 PM

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To whom it may concern:

I am an attorney in Pacific Beach and I am greatly distressed by the proposed changes to De Anza Cove and the ski club. I cannot stress enough how important being able to water ski on mission bay is for me.

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Please reconsider your currently plans. Thanks you for your time.

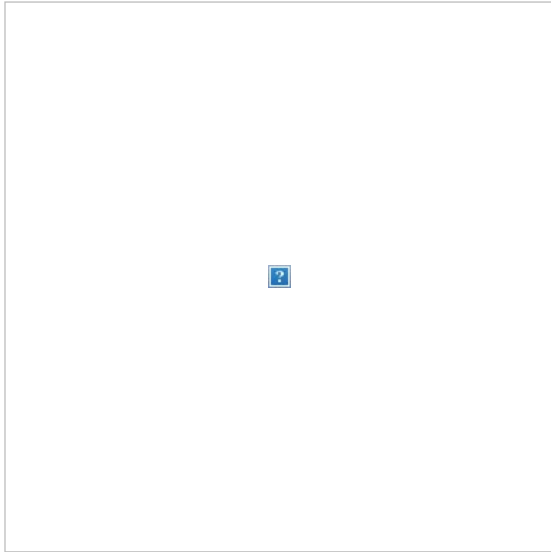
Sincerely,

Kevin Gregg

**Kevin A. Gregg**

Partner

[kgregg@kktplaw.com](mailto:kgregg@kktplaw.com)



**Main Office**  
131 Madeira Ave  
Coral Gables, FL 33134  
Tel: 305-444-0060 • Fax: 305-444-3503

**[WWW.KKTPLAW.COM](http://WWW.KKTPLAW.COM)**

**OUR LOCATIONS**

**Hawaii Office**  
1003 Bishop Street, Suite 1600  
Pauahi Tower  
Honolulu, Hawaii 96813  
Tel: 808-531-8031  
Fax: 808-533-2242

**COVID-19 OFFICE POLICY:** Please note that our office is taking the COVID-19 virus seriously and, therefore, will be strictly limiting in-person meetings. We ask that you fax, email, or mail documents requested to our office instead of coming in person. Meetings will be held telephonically or via a video conference program. Together we can make our community a safer place. Thank you for understanding.

**COVID-19 POLITICA DE OFICINA:** Por favor tenga en cuenta que nuestra oficina está tomando lo del COVID-19 virus muy en serio y, por lo tanto, estaremos estrictamente limitando reuniones en persona. Pedimos que documentos solicitados por nuestra oficina sean enviados por fax, correo electrónico o correo regular. Las reuniones se llevarán a cabo telefónicamente o vía videoconferencia. Juntos podemos hacer de nuestra comunidad un lugar más seguro. Gracias por su comprensión.

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**From:** [Brendan Hanlon](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] DeAnza Natural Opposition  
**Date:** Sunday, February 6, 2022 6:00:36 PM

---

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Brendan Hanlon  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [marjorie brepson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] preservation of the Bob McEvoy Youth Sports fields  
**Date:** Sunday, February 6, 2022 8:27:52 PM

---

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Marjorie Joehnk

Sent from my iPhone

**From:** [Peter Llewellyn](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Sunday, February 6, 2022 12:00:46 PM

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---

Good afternoon,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

While this was a form letter provided by the ski club, I am in full agreement with the sentiments. The DeAnza Natural plan has a great deal of positive goals, however the elimination of the club would be create a situation that may threaten the ski club's future.

Please try to find a way to keep the Mission Bay Boat & Ski Club in the present location.

Signed,  
Peter Llewellyn  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club



Peter Llewellyn  
Bespoke Communications, LLC.  
*Virtual Solutions for Dynamic Business*  
(800) 710-6416 Main  
(858) 997-1471 Direct  
(866) 926-4014 Fax  
[peter@bespokevoip.com](mailto:peter@bespokevoip.com)



[www.bespokevoip.com](http://www.bespokevoip.com)

**From:** [Lonny Rahier](#)  
**To:** [Councilmember Jennifer Campbell](#); [Gloria, Todd \(External\)](#); [Rodrigues, Mike](#); [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] NO DeAnza Natural  
**Date:** Sunday, February 6, 2022 12:50:34 PM

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Lonny Rahier  
Member - Convair Waterski Club,  
San Diego Mission Bay Boat & Ski Club

**From:** [Russel Scott](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] "DeAnza Natural"  
**Date:** Sunday, February 6, 2022 4:07:04 PM

---

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Russel Scott  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Владимир Штыленко](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy fields  
**Date:** Sunday, February 6, 2022 8:56:31 PM

---

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---

Hello,

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex **would eliminate the MBYB youth baseball and MBGS girls softball leagues** within our community and **severely impair PYSL youth soccer** to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Stay safe and healthy!!!

Kind regards,  
Volodymyr Shtylenko

**From:** [Matt Spencer](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy fields in De Anza Cove plan  
**Date:** Sunday, February 6, 2022 8:38:06 PM

---

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Please don't remove the McEvoy fields. What a waste it would be.

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Thanks  
Matt Spencer

**From:** [steve.trudgen](#)  
**Subject:** [EXTERNAL] DeAnza Natural plan  
**Date:** Sunday, February 6, 2022 11:48:12 AM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Steve Trudgen  
President, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Doug Tune](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Fwd: Deanza natural plan  
**Date:** Sunday, February 6, 2022 4:41:42 PM

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----- Forwarded message -----

**From:** Doug Tune <[doughtune@gmail.com](mailto:doughtune@gmail.com)>  
**Date:** Sun, Feb 6, 2022, 5:38 PM  
**Subject:** Deanza natural plan  
**To:** <[mayortoddgloria@sandiego.gov](mailto:mayortoddgloria@sandiego.gov)>

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Doug tune  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Angie Allen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Deanza planning commission  
**Date:** Monday, February 7, 2022 10:15:15 PM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

Angie Allen



**From:** [Susan Anderson \(Exec. Office\)](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Gateway Plan- community Member Input  
**Date:** Monday, February 7, 2022 9:49:32 AM

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As grandparents in the PB area, one of our greatest joys is watching our grandchildren play sports, learn how to stick with it and sometimes win, learn how to lose gracefully to a worthy opponent; and learn that sometime things just don't go your way while realizing things aren't always fair. These are important life lessons – and all them can be gained on sports fields. In sports and life there are indeed bad calls that effect the future. Balance is key. The Beach communities do not have an abundance of such opportunities so please **PRESERVE THE BOB MCEVOY YOUTH SPORTS FIELDS**; preserve the future, preserve the legacy for not just our kids, but for society. The lessons learned while playing sports help mold the people who will lead our communities into the future. Please look beyond the immediate. **Don't let this project be that bad-call that shouldn't have stood.** Sometimes keeping and improving upon what we have is the BEST way to look forward.

Thanks from this Grammy,

Susan Anderson

1129 Chalcedony  
San Diego, CA

**From:** [Barb Ayers, SurfDogDiaries.com](mailto:Barb.Ayers@SurfDogDiaries.com)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza natural plan will devastate our group- please help  
**Date:** Monday, February 7, 2022 6:24:38 AM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Barb Ayers

**From:** [Sally Boettger](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Opposed to DeAnza Natural  
**Date:** Monday, February 7, 2022 10:59:07 AM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Sally Boettger  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [David C. Cook](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay recreation must continue!  
**Date:** Monday, February 7, 2022 12:15:12 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

**From:** [Lynn Edmunds](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Gateway Plan  
**Date:** Monday, February 7, 2022 1:33:51 PM

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To whom it may concern,

I am a home owner and a 30 year resident here in Pacific Beach. I met my husband in PB & together raised a family here. Our family has benefited immensely from the fitness activities that we have right here in PB.

I'm a current member of the Pacific Beach Tennis Club where I enjoy meeting friends & family to play tennis and also League tennis. I also look forward to meeting friends weekly for a round of golf at Mission Bay golf course.

To think that these very valuable amenities that encourage recreation and fitness could be replaced by more marshland is very sad. I'm asking you to please consider the majority of residents in PB & the community of San Diego as a whole. We all benefit greatly from these activities.

I am a strong supporter of the Mission Bay Gateway Proposal.

Thank you for your time.

Lynn

--

Lynn Edmunds  
principal

Design One Interiors  
designone-int.com  
858-274-2437 voice  
858-735-6637 mobile

**From:** [Rose Emry](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, February 7, 2022 3:37:25 PM

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As a long-time member of the Convair Waterski Club I am concerned about this plan which would eliminate the Mission Bay Boat and Ski Club from its current location. We have been a club since 1958 and stored our boats there.

We have provided recreational skiing events in Mission Bay Park for our members, local citizens and visitors (including a blind ski clinic). This would adversely affect our ability to continue to do so. There is no new boat storage facilities included in the plan.

Rose Emry  
Member Convair Waterski Club

**From:** [Lindsey Green](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Cove Plan and Protecting the Bob McEvoy Youth Sports Fields  
**Date:** Monday, February 7, 2022 8:45:49 AM

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**Hello, this email is regarding the possible impact to the Bob McEvoy Youth Sports Fields. I want to strongly voice my support for the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**

**The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. Especially during these times of Covid and uncertainty, the children need a place to play soccer, baseball, softball and other active sports in our community. The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community that bring so much joy to the children. The MBGS girls softball league offers one of the few softball opportunities for girls in this area. The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.**

**The DeAnza Cove plan must preserve the existing field complex. Partial or complete destruction of the fields will be a huge impact to the children, families and community!**

**Thank you,  
Lindsey Green  
5318 La Jolla Blvd  
La Jolla, CA 92037**

Sent from my iPhone

**From:** [Jordan Gregg](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, February 7, 2022 5:52:23 AM

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Good morning,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Jordan Gregg  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club



**From:** [Johnson, Katy](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Gateway Plan | Community Member Input  
**Date:** Monday, February 7, 2022 8:54:38 AM  
**Attachments:** [image001.png](#)

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I am sending this email in response to the Mission Bay Gateway Plans that are currently under review.

As a mom to a elementary schooler here in Pacific Beach and an active user of the Bob McEvoy complex, it is hugely important that our household express the need to maintain the baseball, soccer, tennis and other field uses for our kids'. This is the only area in Pacific Beach that is specifically for supporting youth athletics, which is an important part of development for young kids.

As such, I am voicing my **support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan**. These fields were specifically constructed, and dedicated to the City, for the purpose of Youth Sports and any improvement plan must maintain that original purpose and commitment.

As noted above, the destruction and removal of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields. There are not a lot of spaces for our kids to enjoy sports in Pacific Beach so this would be a huge loss.

Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community**. Please preserve it.

Thank you,

**Katy Johnson** , LEED BD+C, CMIT

**Project Executive** | Balfour Beatty

O: (858) 635-7400 | C: (858) 335-4596

E: [kjohnson@balfourbeattyus.com](mailto:kjohnson@balfourbeattyus.com) | [www.balfourbeattyus.com](http://www.balfourbeattyus.com)

13520 Evening Creek Drive North, Suite 270, San Diego, CA 92128

**Balfour Beatty**

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**From:** [Tim Keckeisen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] IMPORTANT!!  
**Date:** Monday, February 7, 2022 12:46:43 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

SAVE THE FIELDS!!!

**Tim Keckeisen**  
**Systems Consultant**  
**TRI-STAR Telecommunications**  
Avaya / Octel Specialist  
voice 858-272-8900 x200

**From:** [David Lakey](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, February 7, 2022 12:10:31 PM

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Dear DeAnza Planning Group:

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
David Lakey  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Brian Leegwater](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Boat and Ski Club  
**Date:** Monday, February 7, 2022 5:31:53 PM

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Hello,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Thank you in advance for your consideration.

Brian Leegwater, Member  
Convair Waterski Club/San Diego Mission Bay Boat & Ski Club

**From:** [Col and Pam](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy field  
**Date:** Monday, February 7, 2022 10:00:06 AM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

Sincerely,  
Colin Lober  
1132 Archer St, San Diego, CA 92109

**From:** [carylowe@cl.sdcoxmail.com](mailto:carylowe@cl.sdcoxmail.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Monday, February 7, 2022 7:57:02 PM

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I appreciate the City having rethought the plan for restoration of wetlands in part of Mission Bay, but I am concerned that the new plan still does not include the necessary amount of wetlands to accomplish the goals of the project in terms of improving water quality, improving resilience to sea level rise, and increasing wildlife habitat, while still providing recreational areas. This will be the only opportunity for many years to come to get this right. I urge you to further modify the plan to more closely resemble the "Wildest Plan" put forward by ReWild Mission Bay.

Cary D. Lowe, Ph.D., AICP  
San Diego, California  
Tel. (619) 255-3078  
E-mail [carylowe@cl.sdcoxmail.com](mailto:carylowe@cl.sdcoxmail.com)

**From:** [Monette Marino](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural plan  
**Date:** Monday, February 7, 2022 5:06:23 AM

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Dear CEQA,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Monette Marino  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

Sent from my iPhone



**From:** [Edie Munk](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural proposal  
**Date:** Monday, February 7, 2022 2:01:51 PM

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Dear Mayor Gloria,

Thank you for joining us this past Saturday for Love Your Wetlands Day" at the Kendall-Frost Marsh. It was an honor to have you there.

My great-grandmother, Lena Kendall, gifted this parcel, along with the Frost family, to UCSD in 1952.

My family and many, many others have had the extreme pleasure of enjoying this pristine site for decades and decades. Please see the 1937 photo of my mom rowing in utter joy surrounded by the Kendall-Frost cordgrass lushness.

My vision of San Diego immersing back into this precious environment is in lockstep with the Audubon's ReWild plans.

And that the small but mighty Kendall-Frost is just the first pearl in the contiguous necklace of restored, integrated wetlands of North Mission Bay.

Sincerely and gratefully yours, Edie Munk

**From:** [Gogo Oli](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza cove sports complex  
**Date:** Monday, February 7, 2022 10:10:13 PM

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The redevelopment of de Anza cove would greatly benefit from a large pool complex. 2 large pools to serve as lap pool and recreation. Year round swimming in a nice heated clean pool is what pb an beach area residents deserve

**From:** [Philip Quatrino](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy complex  
**Date:** Monday, February 7, 2022 9:47:12 AM  
**Attachments:** [fb\\_icon-1.png](#)  
[twitter.png](#)  
[YouTube-Logo---square.png](#)

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- 
- The destruction of this field complex **would eliminate the MBYB youth baseball and MBGS girls softball leagues** within our community and **severely impair PYSL youth soccer** to operate by eliminating fields.
- 
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Philip Quatrino  
[pquatrino@pqdesignstudio.com](mailto:pquatrino@pqdesignstudio.com)



**PQ Design Studio Incorporated**

2425 La France Street  
San Diego, California 92109  
tel. 858-527-0818  
cel. 858-603-8320



**From:** [Brooke Reams](#)  
**To:** [Brooke Reams](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, February 7, 2022 1:46:09 PM

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---

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Brooke Reams  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Scott Redlin](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan Comments  
**Date:** Monday, February 7, 2022 12:55:24 PM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Respectfully,  
Scott A. Redlin  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [jessica Remsing](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy fields  
**Date:** Monday, February 7, 2022 5:48:38 AM

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To Whom It May Concern,

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Thank you,  
Jessica Remsing

Sent from my iPhone

**From:** [Brittany Schwartz](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Cove "Amendment" Field Destruction  
**Date:** Monday, February 7, 2022 6:44:44 AM

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To Whom It May Concern,

The utter destruction of the MBYB and other youth sport field, that is one of the last remaining staples of the Pacific Beach community and it's local families that have not yet been destroyed by overbuilding, corporatization, public transportation, and overcrowding do to the things just mentioned, needs to stop. My husband and his family, along with many of our friends and their families, have been born and raised here for generations playing baseball, softball, and soccer at Bob McEvoy field. It is a small piece of the old Pacific Beach that I moved here for in 2007 to escape the traffic, crime, and overcrowding of LA, still in tact for us local families and our children - undisturbed so far by the greed and power of "stakeholders" and those that want to "generate leaseholds" in the name of fancy, manipulative, lingo of "climate preservation" and more money for you people.

This is yet another money grab for the already rich, displacing locals and tradition and everything that makes Pacific Beach, just that. Although no matter what we say, or how we fight or protest or "vote" against this destruction, I am aware it will continue regardless, but as a mother of a 4th generation MBYB baseball player I have to try. I also find the "ReWild" project a joke to excuse the rich, who are pushing forward this DeAnza project to utterly destroy a very well used (and maintained by locals only) recreation field for our youth sports., and their selfish power grabs. You are cheaply using native americans to justify wanting to re-flood these areas to create more wetlands - guaranteed no native cares or wants this. I am native american and I can tell you, we do not think these things, nor are we selfish and greedy enough to want to flood land and make a youth sport field a "wetland" for your stakeholders, just to create more leaseholds and places for tourists to jet ski - while you displace kids sports and create even higher rent for the town (like the jefferson condo complex and other condo complexes built here now did, raising rent here by 29% in the last year, creating insane traffic as people need 4 incomes for a 2 bedroom here now - aka 4-6 people per TWO BEDROOM apartment, ushering in criminals from other towns here with trolleys and other bs).

The time to stop destroying a once peaceful, safe, local-ran town and turning it into a crime ridden, dirty, loud, traffic congested, tourist attraction at the expense of the locals who have lived here for generations and their children and their sports and comfort and stability is NOW. Wake up. Things like this are DESTRUCTIVE! Wording it about native americans, "climate", and other fancy manipulative verbage that tricks normal people into supporting such a heinous plan is disgusting. You are hurting KIDS and FAMILIES with these money grabs, overbuilding, and selfish wealth building. Pick another town to destroy, another city that has nothing like Ramona or El Cajon or even Ocean Beach -that doesn't even have a real grocery store- to do this to.

**DO NOT TAKE OUR KIDS SPORTS FIELD FOR YOUR GREED!!!**

Sincerely,  
Every Local Parent in Pacific Beach



**From:** [Steve Short](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#)  
**Cc:** [mrodriques@sanidiego.gov](mailto:mrodriques@sanidiego.gov); [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural plan protest  
**Date:** Monday, February 7, 2022 12:46:55 PM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the boat club for almost 30 years. We also help the blind ski organization with teaching blind people to waterski. A blind ski event is held once a month on a Saturday at Fiesta Island which is very rewarding for the blind skiers.

Elimination of the boat club from its current location.... With no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Sincerely,  
Steve Short  
Member, Convair Waterski Club  
Member, San Diego Mission Bay Boat & Ski Club

**From:** [Mike Spangler](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy field  
**Date:** Monday, February 7, 2022 9:55:50 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

-----  
**Mike Spangler**

President, [Spangler Event Productions Inc.](#) & [Slippy Products](#)  
858.401.0849  
[mikespang@gmail.com](mailto:mikespang@gmail.com)  
[LinkedIn](#)



**From:** [tamithreet21@gmail.com](mailto:tamithreet21@gmail.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Monday, February 7, 2022 7:53:27 PM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
Tami Threet  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [susievitale@aol.com](mailto:susievitale@aol.com)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Sandel, Scott](#); [Malone, Rebecca](#); [Pascual, Elena](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Monday, February 7, 2022 10:55:45 AM

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Dear Jordan Moore,

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**
- The field lights have been a safe haven for local osprey for many years now.

Thank you,  
Susie Vitale

**From:** [brett.worden](#)  
**To:** [Gloria, Todd \(External\)](#)  
**Subject:** [EXTERNAL] Mis-use of Mission Bay  
**Date:** Monday, February 7, 2022 12:47:45 PM

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Hello,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years. The San Diego Mission Bay Boat and Ski Club have provided recreational activities for thousands of people for decades.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Please be careful in the information received from The San Diego Audubon Society as their interests are not necessarily in the interests of San Diegans as a whole. I'm afraid they're a very loud special interest group. I don't believe increasing the wetlands in Mission Bay is the best use of such a precious area and doubt any environmental improvements the Bay will actually see from turning more of this valuable land into wetlands.

Signed,  
Brett Worden  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Roberto A](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] STOP!  
**Date:** Tuesday, February 8, 2022 5:33:19 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**From:** [F.Bb](#)  
**To:** [Moore, Jordan](#); [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, February 8, 2022 9:17:53 AM  
**Attachments:** [Adobe Scan Feb 8, 2022.pdf](#)

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Please see attached. Write in, in favor of the de anza natural.

The wetlands should be returned to the natural state. Campland does not respect or maintain the land the way they should.

You may be getting letters from friends of Campland members. These members are treated differently in the park. It's unclear if they are being incentivized but it is clear whatever they say goes.

They have created this temple for anyone to add an email and send in. What's stopping them from creating emails just to send in the letter.

*"I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.*

*For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.*

*For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:*

1. *NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay. **In other words, no lost revenue.***
2. *Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it. **They can't/ don't enforce rules to maintain the waterfront.***
3. *Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant. **There is only one field you can play sports on and one court***

*I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!" **They are betting on a hasty decision.***

Concerned Citizen



**From:** [Jacob Bencke](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] preservation of the Bob McEvoy Youth Sports fields  
**Date:** Tuesday, February 8, 2022 6:57:07 PM

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I want to voice my support for the preservation fo Bob McEvoy youth sports fields. These fields were dedicated for youth sports. Pacific Beach is already lacking open fields, this area is critical for our youth sports. These fields should not be lost, they should be upgraded with lights for better year round use. Thanks for your consideration

**From:** [Bert Benevento](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] MORE Tennis & Recreation at Mission Bay Needed!  
**Date:** Tuesday, February 8, 2022 1:16:46 PM

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Please preserve and expand our much beloved, locally-used Pacific Beach Tennis Club (PBTC) in this redevelopment plan!

As you may be aware, the club has a long history in Pacific Beach. It serves hundreds of PB and nearby residents. Many are young children, learning the sport for the first time. Others are youth becoming serious about the game. Then there are scores of adults. Lastly, there are a large number of seniors who have played at the club for decades, many are in their 80s.

If you visit, especially on weekends and evenings, you'll see the crowds (families, children, teens, seniors, etc.) and packed parking lots at the tennis courts and youth fields. You'll see that PBTC is an active, affordable, and financially viable tennis facility that provides tennis and pickleball for kids, adults, and seniors. With a revitalized and hopefully expanded tennis facility, you'd see even more usage from locals, for many years to come.

Here are the major concerns shared by many other club and community members:

1. SURVIVAL  
There must be a PB Tennis Club in the redevelopment plan AND it needs to be expanded and improved greatly.
2. NO DOWNTIME  
If the club is moved and rebuilt, the old club is not closed until the new club opens. If the timing is done wrong and the old club is closed first, this would negatively impact membership, lessons, the youth activities, and the livelihood of the tennis clubs employees and teachers.
3. EXPANSION  
As beloved as PBTC is, it has not been upgraded or expanded in it's 60+ years. Demand is such that it needs to have at least 12 courts, 2 real bathrooms (not porta-potties), and a real clubhouse above and beyond the current unheated 60-year-old tiny brick building. We also need to add Pickleball courts to satisfy the demand for that new sport.
4. PARKING  
We currently share parking the ballfields next door. On many weekends, there is not enough parking. We need to be sure the amount of parking is expanded, or at least maintained. A dual or triple deck parking structure can free up land for expansion of tennis & other sports.

I am concerned that these decisions are being influenced by Environmentalist Planners who are not elected by this community. In addition, many of the proponents of the ReWild expansion don't even live here - many are from other cities & parts of California. That isn't fair. The residents of PB need to be the primary influence of decisions to be made regarding land in 92109.

Thank you for listening to us and preserving our beloved PBTC!

Bert Benevento  
PB Tennis Club

**From:** [mora.cannon](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy  
**Date:** Tuesday, February 8, 2022 7:54:03 AM

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To whom it may concern ,  
I am opposed to the fields being turned to wetlands . Now more then ever our children need youth sports for their mental health. If you take away the fields it will have a negative impact on many local families that use this field for recreation. Please leave this complex intact for our families .  
Mora Cannon

Sent from my iPhone

**From:** [Janet Salas Cohn](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy fields  
**Date:** Tuesday, February 8, 2022 4:18:28 PM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex

**Don't take away the joy of so many children in our community!!! Please!!!!**

**Concerned parent  
Janet Cohn**

**From:** [John david Crow](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Keep the youth sports fields.  
**Date:** Tuesday, February 8, 2022 7:22:28 AM

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I am very disappointed that we are possibly getting rid of the sports fields at mission bay Deanza cove. Please do not.

This has all been a slow bait and switch by environmentalists and bird watchers. It must stop.

The pitch was that all the mobile home park units needed to be removed due to state law and it was going to be replaced with hotels and improved golf course... maybe a bigger marina and larger human use. I was expecting it to look like something like the catamaran hotel with restaurants maybe even a swimming pool and a fantastic addition to the 92109 community....much like the catamaran facility is or Bahia facility is in 92109.

Instead it's been switched to very little human use an the ridiculous proposition that it'll help with sea level rising when the area is the size of a postage stamp. This is only serving the interests of a few people and not the greater good of the community and where we can all share in the use of the property instead of just a few birdwatchers.

So at a minimum save the golf course... save the youth fields. What I really want is to see it developed into the gem it can be for human use such as 2 hotels... larger marina ... couple restaurants .... stinky bird poop like we have in lajolla is not what we want.

Sincerely  
JD Crow  
[Crownation@aol.com](mailto:Crownation@aol.com)

Sent from my iPhone

**From:** [Cynthia Curtis](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] NOP for the De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Tuesday, February 8, 2022 3:13:06 PM

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Comment regarding the PEIR's scope and alternatives to the De Anza Cove Plan:

The proposed site plan would affect existing active recreational facilities at Bob McEvoy Baseball fields, and the City golf course. The fields are also used for youth softball, soccer leagues, and adult recreational sports leagues. There is also a basketball court and bike path that would be affected by the proposed site plan.

These are the only public use soccer/ball fields in the area and are heavily used by children from 4 elementary schools.

With the increased residential density approved along the East Mission Bay Drive corridor, we expect the demand for these existing fields to proportionally increase, along with General Plan population growth estimates.

I would suggest any alternative for this area INCREASE the active recreation opportunities in the area, and congruently, the ancillary facilities including parking and lighting.

While I understand the need for a buffer along Rose Creek for climate change resiliency, this should not replace the necessity of these existing facilities. This plan does have the ability to redesign the existing space, increase the area along the frontage

SANDAG estimates an additional 1 million people in our County by 2050. Our existing active recreational facilities need to INCREASE congruently with the increased residential density in the General Plan, particularly along the Mission Bay Road corridor in this heavily impacted infill area.

The Site Plan includes 50.1 acres of "Low Cost Visitor Accommodations" which actually reserves more acreage than the "Active Recreation" area (45.4 acres), meaning it would provide non-residents with more publically available active use land than the local residents. There is a private campground across the I-5, north of the Grand/Garnet exit that can provide those transient/visitor accommodations, there is no need to remove existing active recreation facilities that are well established in our community with cheap bay-front housing. For those of us who live and pay property taxes in this area, we deal with the increased density, traffic, and noise of city life and seek out these wide open spaces as refuge from the urban spaces. Please preserve active recreation, and look for opportunities to increase the youth fields and facilities as we consider population growth in this next General Plan planning period.

Thanks for your consideration,

Cynthia Curtis

Foothill Blvd, San Diego 92109

**From:** [Chuck D](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy sports  
**Date:** Tuesday, February 8, 2022 9:56:42 PM

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Keep sports and recreation at McEvoy fields. The wetlands at end of Lamont are plenty and not full of wildlife as is

- 
- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

Sent from my iPhone



**From:** [Craig Daniel](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Don't tear down our kids fields  
**Date:** Tuesday, February 8, 2022 5:56:01 PM

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To whom it may concern,

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
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- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Sincerely,

Craig Daniel  
Sent from my iPhone

**From:** [barbara dwyer](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Project  
**Date:** Tuesday, February 8, 2022 1:45:30 PM

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To whom it may concern,

The De Anza Natural Project has some key problems to be considered. -It appears to shrink recreation space -Pits recreational users against each other for space -Reduces beach & shoreline access, park, and picnic space -Reduces available overnight camping -Threatens the golf course

Please consider the Mission Bay Gateway Natural Plan as you move forward in your planning. Mission Bay Gateway: -Retains, expands, and improves all recreation venues -Demonstrates all activities and facilities can fit. -Adds additional shared uses +Aquatic Center +Amphitheater +Skate Park -And expands marshland

As a resident near Mission Bay/DeAnza area, I would favor making use of the outdoor space in a way that can give outdoor recreational opportunities to all. It seems that the Mission Bay Gateway Natural Plan offers that and should be seriously looked at and explored. If it costs less and provides more, what would be the downside? It seems well thought out.

Thanks for your attention.

Barbara Dwyer

**From:** [Gianluca Frati](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy complex  
**Date:** Tuesday, February 8, 2022 6:02:01 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
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- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

Thank you,

Gianluca Frati

*\*\*Think about the environment before printing\*\**

**From:** [Ashley Gandolfo](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] MBYB  
**Date:** Tuesday, February 8, 2022 6:30:06 PM

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Good evening,

I wanted to voice my concern with the de Anna cove work that will destroy the field.

My fiancé passed away years ago and I moved to San Diego not sure of where to even start.

Long story short I found this mission bay youth baseball and it was such a God story. The coaches and family members had a field day where we painted and cleaned and seeded the fields and posted signage.

It was such a beautiful thing to see people giving their time for the kids. Something that has been long lost in our society now a days.

It was my sons first year and he loved it. I work for large investors and watch the removal of playgrounds and kid friendly items for multi family sites daily because of liability.

We have so many at risk youth with no dads etc. removing this field would remove so much history/memories and the future for so many families that want to find a great community to play good old fashioned baseball!!

We live in an anti-child society where everything we do is catered towards dogs.

I really hope and pray that you take these into consideration.

Ashley Gandolfo

Sent from my iPhone

**From:** [Bud Hill](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay wetlands  
**Date:** Tuesday, February 8, 2022 3:59:21 PM

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It was only a few years ago that San Diego wanted a resort hotel at De Anza Cove. Where are we now? Years of litigation, a large cash settlement to the displaced residents, and basically two large trash heaps of unwanted mobile homes. The city has an obligation to its residents to clean up the mess they created with poor planning and bad business decisions regarding De Anza Cove. Now, they want to remove the very popular campgrounds, which will result in more trash heaps that the city does not know how to handle. The mayor claims he is doing this so the next generations will have something to enjoy. The only thing he is giving them is higher taxes to pay for the cities mistakes.

There is an abundance of space available in San Diego Bay to promote more wetlands, and to help absorb rising sea levels, but it's probably not within the city limits of San Diego. We must not let Chula Vista, Imperial Beach or Coronado get the glory.

This isn't about restoring habitat, it's about looking good in politics.

Respectfully,

Henry Hill

San Diego resident since 1980

**From:** [Pamela Hill](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Tuesday, February 8, 2022 9:43:25 AM

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I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

On a personal note, camping in Mission Bay RV Resort was the highlight of a long-awaited cross-North America trip that started in Toronto, Ontario Canada to San Diego and back along Route 66 from Santa Monica. If the availability of camping sites is reduced, many others, like myself and my husband, will miss out on the beauty of Mission Bay and the delights of San Diego. Please consider an alternative that results in no net loss of campsites.

Thank you in advance for re-considering the plan.

Sincerely,

Pamela Hill

**From:** [jazmine](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Youth Baseball Do Not Destroy  
**Date:** Tuesday, February 8, 2022 7:03:37 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
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- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Sent from my iPhone

**From:** [Suzanne Landa](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Project  
**Date:** Tuesday, February 8, 2022 3:28:25 PM

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To whom it may concern,

Arguments have been made that not all recreation needs can fit in the allotted area. The Mission Bay Gateway Natural Plan (MBGN) shows that all recreation CAN fit and more recreation opportunities can be added.

While the new plan is much improved I would like the committee to consider the Mission Bay Gateway Natural Plan as you move forward in your planning.

**Mission Bay Gateway:**

- Retains, expands, and improves all recreation venues
- Demonstrates all activities and facilities can fit.
- Adds additional shared uses +Aquatic Center +Amphitheater +Skate Park -And expands marshland

Respectfully,  
Suzanne Landa, 25 year, Pacific Beach resident



**From:** [Vanessa Lovett](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Councilmember Jennifer Campbell](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Tuesday, February 8, 2022 7:17:35 AM

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Dear Planning Committee,

I am writing to you as a third generation community member of Pacific Beach. My grandparents settled here in the 1930's. My dad graduated from Mission Bay High School and our two sons will graduate from MBHS as well. We have taken full advantage of recreational sports that utilize the space at Bob McEvoy fields. Both of our sons played soccer with PYSL and also baseball with Mission Bay Youth Baseball. I served as a volunteer board member with MBYB for 9 years.

In 2017 we were assured that our precious field space for youth sports would be protected and even upgraded. What happened?!!! This new plan seems to take away much of our youth sports recreational space! Over 3000 local youth participate in MBYB, PYSL and Coastal Bay Softball. These are low-cost affordable sports that welcome any youth regardless of ability. Recreational sport opportunities are slowly disappearing, being overtaken by for-profit club sports. To take away our youth fields would be incredibly discriminatory against families that cannot afford club sports. In addition I would point out that the Mission Bay Golf course is the ONLY affordable golf course in San Diego. Our son (15) picked up golf during Covid and golfs at Mission Bay regularly because we can afford it. He would love to golf at Torrey Pines but it is expensive. We are a single income family and take full advantage of having our sons participate in affordable recreational sports. Please don't take that opportunity away from our community's kids.

Please protect Bob McEvoy youth fields for our future generation of youth!!! If you have any questions please feel free to call me.

Thank you,

Vanessa Lovett, Greg Lovett, Ian Lovett, Shaun Lovett  
(858) 829-4142

**From:** [Jeffrey Martin](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy complex  
**Date:** Tuesday, February 8, 2022 11:46:10 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

Sincerely,  
Jeffrey Martin

**From:** [John Martin](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Redevelopment and Pacific Beach Tennis Club  
**Date:** Tuesday, February 8, 2022 7:41:14 AM  
**Attachments:** [ATR Salute to Powell Blankenship 2011.pdf](#)

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Dear Planners,

Thanks very much for your interest in Mission Bay Redevelopment. I'm writing to ask you to keep a place for the Pacific Beach Tennis Club. It's a remarkable asset.

PBTC serves the health and recreation needs of hundreds of members across virtually every athletic, economic, and age level. You don't have to be rich to play there.

I started there in the 1950s. Now, as a retired journalist (*San Diego Union*, *The New York Times*, Paris, ABC News, New York and Washington), I've seen many fine clubs across the world. In its simplicity and dedication, the Pacific Beach Tennis Club is one of the very best.

Sincerely,  
John Martin

# Aztec Tennis Reporter

Founded 1999

SERVING THE SAN DIEGO STATE TENNIS COMMUNITY

Vol 7, No 2, 2005

## ***Powell Blankenship: A Gentle Aztec Whose Career Defined Loyalty***

The tennis lessons were a modest \$5 an hour — but that was more than the eager teenager could afford.

“I’ll make you a deal,” said Powell Blankenship, the tall, sunburned instructor. “For every basket of balls you find me, I’ll give you a lesson.”

The year was 1954. For a summer of instruction, the student searched alleys, climbed into gullies, scoured weed patches and parking lots, and came away with enough balls to develop a useful forehand.

Blankenship, his lower lip pasted white with his signature sun block, was true to his word.

Powell Blankenship’s trademark was loyalty.

When Blankenship passed away in August (2005), more evidence emerged of his loyal nature.

*The San Diego Union-Tribune* reported that Blankenship had been offered a tennis scholarship to UCLA in the 1950s, but turned it down, loyally choosing to stay in Pacific Beach to care for his widowed mother, an invalid.

In 1960, studying at San Diego State for a teaching credential, Blankenship loyally joined the Aztec men’s

tennis team at the invitation of Coach Al Olsen. A talented lefthander, Blankenship helped the Aztecs win the California Collegiate Athletic Association title in the final match of the season against Los Angeles State.

But there was a problem.

The losing coach challenged Blankenship’s eligibility, citing his work as a Recreation Department tennis instructor. (He had, after all, supported himself and his mother with his modest fees).

After a review of records, the conference title was with-



**Blankenship**

drawn.

“Powell was such a gentleman,” said Bill Jack, the team’s top player. “I doubt that he realized his participation would jeopardize the outcome of the match.”

Blankenship shrugged off the incident and began teaching math at Pacific Beach Junior High School. For years, he gave his students tennis lessons for free.

Fred Kinne, a newspaperman and tennis patron, said that at his request, Blankenship once took a needy Mexican boy into his home so the deserving player could attend school — and play tennis.

In 1962, Blankenship became a full-time teaching pro at the Pacific Beach Tennis Club. (In 1998, he was honored as San Diego’s outstanding tennis teacher).

He taught 43 years at the club and was still on the court two weeks before he passed away. There was a final act of loyalty: Until three days before his death, he rose regularly to feed and walk his dogs, Fred and Farina.

As the teenage player who scrounged stray balls to pay for his lessons, I will never forget Powell Blankenship, a generous teacher — true to his word — and loyal to his beloved sport of tennis.

— John Martin (Editor)



**Powell Blankenship, teaching professional at the Pacific Beach Tennis Club, in 1998.**

**From:** [Balo, Keli](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** FW: [EXTERNAL] Pacific Beach Tennis Club  
**Date:** Tuesday, February 8, 2022 7:54:36 AM  
**Attachments:** [ATR Salute to Powell Blankenship 2011.pdf](#)

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Forwarding for De Anza NOP.

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**From:** John Martin <jjm2144@gmail.com>  
**Sent:** Tuesday, February 8, 2022 7:02 AM  
**To:** Balo, Keli <KBalo@sandiego.gov>  
**Subject:** [EXTERNAL] Pacific Beach Tennis Club

**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Dear Keli,

Thanks very much for your service on Mission Bay Redevelopment. I'm writing to ask you to keep a place for the Pacific Beach Tennis Club. It's a remarkable asset.

PBTC serves the health and recreation needs of hundreds of members across virtually every athletic, economic, and age level. You don't have to be rich to play there.

I started there in the 1950s. Now, as a retired journalist (*San Diego Union*, *The New York Times*, Paris, ABC News, New York and Washington), I've seen many fine clubs across the world. In its simplicity and dedication, the Pacific Beach Tennis Club is one of the very best.

Sincerely,  
John Martin

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Founded 1999

SERVING THE SAN DIEGO STATE TENNIS COMMUNITY

Vol 7, No 2, 2005

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The losing coach challenged Blankenship’s eligibility, citing his work as a Recreation Department tennis instructor. (He had, after all, supported himself and his mother with his modest fees).

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As the teenage player who scrounged stray balls to pay for his lessons, I will never forget Powell Blankenship, a generous teacher — true to his word — and loyal to his beloved sport of tennis.

— John Martin (Editor)



**Powell Blankenship, teaching professional at the Pacific Beach Tennis Club, in 1998.**

**From:** [Robert McEvoy](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Replacement of Mission Bay youth field for the Deanza Cove wetlands  
**Date:** Tuesday, February 8, 2022 6:14:52 PM

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I would kindly request that you reconsider the proposal to convert the present Mission Bay youth field which has been in existence since the 1950s. This sports complex has provided an excellent resource for youth during this time. Thousands of young people have benefited from the facilities as they exist. I feel very passionate about this field as I participated in both Little League, pony league, Colt league. I was also a youth umpire that was organized by Robert Reagan.

This field provided countless memories. I also share a common bond and that the individual or name sake for this field is my father Robert Mcevoy.

I am Robert Mcevoy, Jr.

I would kindly request that you reconsider getting read of the present facility for the sake of establishing wetlands. Wetlands in the environment is extremely important. I would hope that there would be an alternative to the tentative plans.

Respectfully Robert F. McEvoy, Jr., MD

**From:** [Jeff Ponsford](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Future of Bob McEvoy fields  
**Date:** Tuesday, February 8, 2022 10:35:42 AM

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To whom it may concern,

I want to voice my support for the preservation of the Bob McEvoy fields. There are options in the De Anza Cove Plan that these fields will be destroyed. This cannot happen.

As a native San Diegan, I grew up playing baseball and soccer at these fields. As I became a young adult, I played slow pitch softball there. Currently as a father of three, my kids play soccer on these fields.

These fields have served and continue to serve the youth of our community. These fields are where young people learn teamwork, hard work, and develop skills to build relationships.

For our kids, please reconsider the plans for the Bob McEvoy fields. They are a huge part of our community and need to stay. Thank you.

Jeff Ponsford



**From:** [Michael Praggastis](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Bob McEvoy Sports fields  
**Date:** Tuesday, February 8, 2022 6:20:20 PM

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To Whom it may concern:

I want to voice my support for the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

As you are well aware the land which the fields are constructed on was dedicated to the in the 50's City for the purpose of youth sports. While I applaud the city's review of all uses as a part of the De Anza Cove plan I would encourage a broader look at how the removal of these sports fields, which have been in place for over 70 years, would impact the larger population and city. Thousands of kids go through baseball, softball, and soccer leagues that are all hosted and played on those fields. As our city and communities continue to grow, our children and families need recreational land to play these organized sports.

Sincerely,  
Michael Praggastis

**From:** [Matt Ren](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL]  
**Date:** Tuesday, February 8, 2022 6:08:54 PM

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To whom it may concern,

We moved here a little over a year ago from the East Coast. We signed my son up for baseball with MBYB. Since that point we have made numerous friends with the league. I have personally put blood and sweat into those fields so that our youth can play on them. The Bob McEvoy fields are a significant land mark to the Little Padres that play there and an important part of what helps make Pacific Beach, Pacific Beach. I support the preservation of the Bob McEvoy Youth Sports fields and what they stand for, for our Youth and Community.

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

Thank you!

V/R  
Rebecca Ren

**From:** [Wendy Rode](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Keep McEvoy Fields for the Children!  
**Date:** Tuesday, February 8, 2022 8:20:07 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
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- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**From:** [Regina Shull](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Keep the Bob McEvoy Youth Sports Fields  
**Date:** Tuesday, February 8, 2022 9:48:30 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
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- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Having sports areas in places where families don't have to travel very far is so helpful for busy families who live in this area. I have a son who plays baseball at this field and we see people using all areas, baseball field, tennis Courts, golf, trails and open fields all the time. It would be a shame to loose this space that is being used by so many different programs and families whose kids need positive outlets that sports bring into their lives. Please keep these sports areas from being taken down so that we can continue to allow kids a space to play.

Sincerely  
Regina Shull

Sent from my iPhone

**From:** [Amanda Williamson](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] CONCERN: De Anza Cove Amendment to the Mission Bay Master plan  
**Date:** Tuesday, February 8, 2022 7:38:40 PM

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- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**PLEASE DO NOT TAKE AWAY OUR YOUTH SPORTS COMPLEX!!! THIS WOULD DEVASTATE OUR LEAGUE AND TAKE SO MUCH AWAY FROM OUR KIDS!!!**

Thank you for listening,

Amanda Williamson  
PYSL/Blast Soccer Club Parent

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Caitlin DiCarlo  
**Date:** Wednesday, February 9, 2022 12:45:56 PM

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Submitted on Wednesday, February 9, 2022 - 12:45

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Caitlin DiCarlo

EMAIL ADDRESS:  
cjd611@yahoo.com

COMMENT:  
Please see below for rewildling wetlands. Please consider:  
Increasing the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City reach their Climate Action Plan goals.  
Increasing the wetland acreage to the Wildest amount, because more wetlands mean better protection from sea level rise.  
Showcasing resilient reconnection and recreation opportunities that emphasize Native American cultural leadership, low-impact camping, and non-motorized boating.

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Katie Aguilera  
**Date:** Wednesday, February 9, 2022 1:38:37 PM

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Submitted on Wednesday, February 9, 2022 - 13:38

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Katie Aguilera

EMAIL ADDRESS:  
Kaguilera7@aol.com

COMMENT:  
Increase the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City reach its Climate Action Plan goals.

**From:** [mark.albertazzi](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Youth Baseball Fields  
**Date:** Wednesday, February 9, 2022 6:38:28 AM

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To the City of San Diego Planning Commision,

As a grandparent who is actively involved in my families use and participation of both baseball and soccer at the Bob McEvoy Youth Sports fields, I'm strongly in support of the preservation of the facilities within the De Anza Cove plan. The fields were constructed on private land dedicated to the City for the specific purpose of youth sports. The destruction of the fields would greatly impact and eliminate youth baseball and softball leagues, and severely impair youth soccer in the community.

Your attention to the needs of the greater community, honoring the original intent of the gift of land, and the future of youth sports, are critical.

Kind regards,

Mark Albertazzi

Photography | Brand Content  
c. 619. 977. 3757  
e. [mark@markalbertazzi.com](mailto:mark@markalbertazzi.com)  
w. [markalbertazzi.com](http://markalbertazzi.com)  
\$. [markalbertazzi.zenfolio.com](http://markalbertazzi.zenfolio.com)



**From:** [Armstrong, William C](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy complex supports community supporting youth athletics  
**Date:** Wednesday, February 9, 2022 3:43:58 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex **would eliminate the MBYB youth baseball and MBGS girls softball leagues** within our community and **severely impair PYSL youth soccer** to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

Thank you for your consideration in this matter.

Kind regards,

*William Armstrong*

Sr. Engineer  
System Protection Automation & Control Engineering  
T 619.871.5910 | E [warmstrong@sdge.com](mailto:warmstrong@sdge.com)

**From:** [Alec Asperslag](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Comment  
**Date:** Wednesday, February 9, 2022 10:20:51 PM

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Dear Planning Committee

I'm a resident of San Diego County who has always enjoyed access to Mission Bay. I'm writing in support of the De Anza Natural plan, but I would like to encourage the planning committee to take more from the Wildest plan put out by ReWild Mission Bay.

Specific points of theirs I want to champion:

- The plan should address sea level rise
- The low cost visitor accommodation should allow group and tent camping
- Move the Interpretive center to east side of Rose creek and include a cultural focus

Alec Asperslag

**From:** [MARY BERUBE](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 1:47:06 PM

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Dear Planning Department,

Prior to the establishment of current day Mission Bay in the 1940s-1960s, that area was a mix of wetlands, marsh and salt water - a resource for the natives peoples, birds, sea life and plants. Those 4,000 plus acres of biological diversity and richness were drained and sculpted into a traditional, limited-purpose park, leaving only five percent of its most important component - wetlands.

The Department of Interior's National Park Service has developed a framework which should inform the planning of the De Anza Cove Amendment and indeed the greater planning and use of Mission Bay's future. In its Resist-Accept-Direct framework, NPS responds to the pressure of climate change by **resisting** change (working to maintain or restore current ecosystem conditions), **accepting** that an ecosystem will change without intervening, or **directing** change by actively shaping ecosystem change toward preferred new conditions.

In this case, the best alternative is to resist change by enlarging the amount of wetlands, to increasing the flow of water, connecting islands of habitat and reconfiguring park usage as detailed below:

**Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use**

**Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic**

**De Anza Cove should be for non-motorized boats only.**

**Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.**

**Show us how sea level rise affects the plan!**

**The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.**

**Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.**

Additional wetlands are so important to the health of the people of San Diego - wetlands provide recreation, fish hatcheries, plant biodiversity, bird habitat, a place close to the city to be alone with nature, to hear the sounds of nature, and to watch

the birds.

We can **resist** climate change by returning more of this area to its original ecosystem to have nature help us clean the water, buffer us from sea level change, and provide more natural space to recreate. The upcoming environmental review process should address these concerns.

Thank you for your time.

Mary Berube  
Member - San Diego Audubon

**From:** [vivianb@columbus.rr.com](mailto:vivianb@columbus.rr.com)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 8:08:27 PM

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As resident of Pacific Beach, I have enjoyed Mission Bay Park for 40 years. I proudly show visitors the wonderful recreational opportunities. My parents were residents of De Anza Cove back in the day. But in recent years, my thinking has changed. It is not all about "us".

We have a unique opportunity to claw back from development and create a meaningful restoration for the natural world. Let us take a stand and Go Big with the "Wildest Plan". If we are "America's Finest City", let's **act** like it. Sorry, commercial interests, no compromises this time. The Bay needs the largest wetland possible.

Ordinary citizen, no agenda affiliation, Vivian Biely

**From:** [Dixon Boggs](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 4:24:43 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

We love coming to San Diego. The state park campgrounds are always full and difficult to reserve. Campland is well managed, well maintained and is an asset to your community. We spend at least \$300+ a day at local businesses each day we visit. Don't undervalue the economic impact this campground generates. It also preserves the land in a fairly natural state, compared to other uses.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Dixon Boggs

**From:** [R2 Where Are You](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 12:21:24 PM

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Good afternoon,

In order to protect San Diego's coastline over the next decades from flooding due to the current climate crisis, I fully support that that De Anza wetlands project include the following:

- Increase the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City reach their Climate Action Plan goals.
- Increase the wetland acreage to the Wildest amount, because more wetlands mean better protection from sea level rise.
- Showcase resilient reconnection and recreation opportunities that emphasize Native American cultural leadership, low-impact camping, and non-motorized boating.

These are all excellent ideas from the San Diego Audobon Society's ReWilding campaign that I fully endorse. Thank you for your concern.

Miriam Borns  
Oceanside, CA

**From:** [Ned Brandt](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 8:36:31 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

I'm sure you all have no idea how hard it is these days finding nice, clean, safe areas to stay using tents or campers. By reducing in any way, the size of this facility, is truly a bad idea for us and local businesses. We spend good money when we come to SD. We will be watching to see what you all do to this facility.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Ned Brandt



**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Linda Brown  
**Date:** Wednesday, February 9, 2022 1:06:02 PM

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Submitted on Wednesday, February 9, 2022 - 13:05

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Linda Brown

EMAIL ADDRESS:  
lbrownpd@msn.com

COMMENT:  
Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use.  
Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic.  
De Anza Cove should be for non-motorized boats only.  
Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.  
Show us how sea level rise affects the plan.  
The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.  
Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.  
Analyze resilient, accessible, and educational recreational opportunities on De Anza, in the Cove, and in the Eastern wetlands.  
Thank you for your time.

**From:** [Tammy Burt](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 2:51:33 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

Don't you think it's time we had less government overreach in our lives, especially in California? You're chasing away any person at all who would potentially spend money in this state!

Thank you!

Thank you for your time,  
Tammy Burt

**From:** [Sarah Bustos](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 9:23:05 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My family has been coming to Campland on the Bay with my children's school for 10 years!!!! Every summer we look forward to our camping trip. Limiting or getting rid of Campland would be a lose for all!!!

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Sarah Bustos

**From:** [Jimmy Chacon](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy  
**Date:** Wednesday, February 9, 2022 8:17:12 PM

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- **I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- **The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .**
- **Our families and children need a place to play soccer, baseball, softball and other active sports in our community.**
- **The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.**
- **The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.**
- **The DeAnza Cove plan must preserve the existing field complex.**

--  
Jimmy  
619-431-8558

**From:** [Larry Clark](#)  
**To:** [Gloria, Todd \(External\)](#); [PLN PlanningCEQA](#); [Wilde, Randy](#)  
**Subject:** [EXTERNAL] Mission Bay plans  
**Date:** Wednesday, February 9, 2022 8:10:25 PM

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As a San Diego resident since 1952 I appreciate Mission Bay and believe that the Mission Bay Gateway Natural Plan is the best for the city of San Diego.

As a senior citizen I enjoy playing golf at MBGC 2x a week. It is a healthy outreach for this 80 year old!

Please do not consider the City plan.

Thank you,

Larry Clark  
738 avalon ct  
SD 92109

## Mission Bay Gateway Natural Plan

**@Retains, expands, and improves all recreation venues**

- **Demonstrates all activities and facilities can fit.**
- **Adds additional shared uses**
- **Aquatic Center**
- **Amphitheater**
- **Skate Park**
- **More Cost-Effective and smaller carbon footprint to create**
- **AND expands marshland**

## Mission Bay Gateway: A Balanced Plan

**The project at Mission Bay/De Anza Point:**

- Should include and improve all appropriate existing uses
- Should include new facilities currently absent in Mission Bay Park and/or the community.
- Facilities should be public and joint use to benefit the most people and provide for the most use.
- Should utilize existing infrastructure to minimize construction environmental impacts.

**From:** [Thomas Coat](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] More recreation needed for PB youths  
**Date:** Wednesday, February 9, 2022 7:25:50 PM

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Hello:

I am writing to ask that more recreational facilities for our youth in Pacific Beach be included in the De Anza plan. In dealings with City Council over many years, it is apparent that the needs of Pacific Beach residents are often overlooked. That's particularly impactful when it involves children. I'm an old voter with no children so I don't have a dog in this fight, except that I believe precious park lands and resources should first serve the children in the area in which parks are located. Please, use more of the land at De Anza for active recreation for our kids. They need it.

Thank you.

Tom Coat  
848-442-9017  
Pacific Beach resident

**From:** [sc@cohnlawgrp.com](mailto:sc@cohnlawgrp.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [sc@cohnlawgrp.com](mailto:sc@cohnlawgrp.com)  
**Subject:** [EXTERNAL] RE: DeAnza Cove plan must preserve the existing field complex  
**Date:** Wednesday, February 9, 2022 9:27:29 AM

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Planning CEQA:

**I would like to add my voice in requesting that any plan concerning DeAnza Cove needs to preserve the existing fields and complex.** It would be a great disservice to the kids in our community to eliminate the Bob McEvoy Youth Sports fields. As it stands, there are not enough such fields in this area. Facilitating places for kids to play outside and be active and healthy is a cornerstone of civic responsibility to the community. Moreover, it is my understanding that the McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. That purpose needs to be maintained.

Stefan M. Cohn  
Cohn Law Group, APLC  
4305 Gesner Street, Suite 110  
San Diego, California 92117

Tel. 619 489-1298 x3  
Fax. 619 752-1046  
Email: [sc@cohnlawgrp.com](mailto:sc@cohnlawgrp.com)

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**From:** [Dian Cordell](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 10:39:46 PM

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Dear City of San Diego Planners

My late husband had one thing on his bucket list when he was diagnosed with stage 4 lung cancer, and that was to take an rv trip to San Diego so he could see the Hotel Coronado for himself as well as camp on Mission Bay, go to the Zoo, take in a Padres game and generally enjoy San Diego...including riding bicycles as much as he was able. We're it not for Campland on the Bay, there is no way we could have spent a week there enjoying being on the water and visiting a place he longed to see.

If anything, San Diego needs more, many more camping and rving opportunities so the average family can enjoy a visit there and be able to see and visit all the wonderful things there are to do and see. Please support the expansion of Campland or any other reputable rv parks as well as create county or city park camping opportunities as well.

I am writing to ask that the City please include an alternative in its Project Environmental impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Dian Cordell

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from David Walker  
**Date:** Wednesday, February 9, 2022 4:37:11 PM

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Submitted on Wednesday, February 9, 2022 - 16:37

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
David Walker

EMAIL ADDRESS:  
davidbwalker@att.net

COMMENT:

Personal views only:

- Do not support relocation litigation for Campland, SDMBBSC, and others affected that will result from this proposal. (\$22M for mobile homes, 25 years city lost income, derelict neighborhood resulted) for a very small increase in public lands. City Attorney take note.
  - Do not marsh Rose Creek. City can't maintain it now resulting in flooding, marsh will make it worse.
  - Do not support increasing wetlands from 40a to 60a and next Audubon proposal which is 200a. It will not stop, Fiesta Island, FIDO, Sail Bay will be next.
  - Tourists don't rent hotel rooms to "look at" Marshland.
  - Do not support loss of good tenants Campland, boat club, marina, camping.
  - Do not support "no power boats" in De Anza Cove, keep it no-wake zone, it's a safe place to rest on crazy Bay days. Horseshoe Island was lost last year.
  - Narrow boating between De Anza spit and Fiesta Island now. Talk to the Lifeguards. This plan will make it worse, city will be liable.
- Have a nice day !

**From:** [Jocelyn Dellinger](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy  
**Date:** Wednesday, February 9, 2022 8:17:44 PM

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- **I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- **The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .**
- **Our families and children need a place to play soccer, baseball, softball and other active sports in our community.**
- **The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.**
- **The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.**
- **The DeAnza Cove plan must preserve the existing field complex.**

**From:** [Uria Espinoza](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] PLEASE PRESERVE - Bob McEvoy Youth Sports fields  
**Date:** Wednesday, February 9, 2022 10:26:13 AM

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To Whom it May Concern,

I want to voice my support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. The De Anza Cove plan must preserve the existing field complex.

The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.

Our families and children need a place to play soccer, baseball, softball, and other active sports in our community.

Uria Espinoza  
Vice President - Finance

American Collegiate Sports & Fitness (ACSF)

O: 212-496-7159

C: 619-200-8698

E: [uespinoza@acsfports.com](mailto:uespinoza@acsfports.com)

[www.ACSFsports.com](http://www.ACSFsports.com)

**Note:** *As a result of growth from our Collegiate Rec Sports, Club Sports & Fitness segments, we have re-branded to ACSF (American Collegiate Sports & Fitness). Our email addresses have been updated as well. Please make note in your records.*

**From:** [Uria Espinoza](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] PLEASE PRESERVE Bob McEvoy Youth Sports fields  
**Date:** Wednesday, February 9, 2022 10:27:23 AM

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To Whom it May Concern,

I want to voice my support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. The De Anza Cove plan must preserve the existing field complex.

The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields. Our families and children need a place to play soccer, baseball, softball, and other active sports in our community.

Thanks.

**From:** [lauren flores](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 9:23:46 AM

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To Whom It May Concern:

My name is Lauren and I am a resident of San Diego, writing to you today to emphasize the importance of our wetlands to the BIPOC communities and surrounding areas, as well as to our environment. Wetlands are essential in our fight against climate change and are important in keeping our future children healthy. I would like to see more wetlands in your plan to "ReWild" Mission Bay. I would like to see a new future for Mission Bay Park that centers BIPOC (specifically indigenous stewards of our community) and the environment. Let's be a leader in the restoration and protection of our natural infrastructure - this gem of Mission Bay.

Thank you for all your hard work and efforts,  
Lauren Flores

[Sent from Yahoo Mail on Android](#)

**From:** [Zach Frank](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Deanza Cove  
**Date:** Wednesday, February 9, 2022 1:32:55 AM

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- I want to voice my support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our families and children need a place to play soccer, baseball, softball, and other active sports in our community.

**From:** [Gordon Froehlich](#)  
**To:** [PLN PlanningCEOA](#)  
**Subject:** [EXTERNAL] Fw: De Aza Natural  
**Date:** Wednesday, February 9, 2022 8:39:59 PM  
**Attachments:** [De Anza Cove.docx](#)

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----- Forwarded Message -----

**From:** Gordon Froehlich <sdgman@sbcglobal.net>  
**To:** PlanningCEOA@sandiego.gov <planningceoa@sandiego.gov>  
**Sent:** Wednesday, February 9, 2022, 08:32:44 PM PST  
**Subject:** De Aza Natural

Please see my comments on the attached document.

Thank You

Gordon Froehlich  
Pacific Beach



## De Anza Cove

Mission Bay Park, what a great recreational resource for the people of San Diego. I have often heard it said that no other city in the United States has anything that would equal to what we have here in the middle of our community. San Diego is proud of its Mission Bay.

With the evacuation of the residential area on De Anza Cove, we now have the opportunity to make it even better for the many local and visitor users. It is an ideal time to expand the availability of waterfront recreation that the citizens seem to enjoy so much. The recent San Diego redevelopment proposal does not provide that opportunity. It only supports the demands of a minor part of our community that desires to increase the wetland area. It ignores the original recreational intent of the Mission Bay Park.

New waterfront recreational opportunities that can be enjoyed by the people do not come up very often. To me it is amazing to see the high usage of De Anza Cove Park land even in the current configuration. This is a chance to expand opportunity for the general public. Converting all this new land to wetland does nothing for users of the park. Let's not waste this once in a life time opportunity.

If you want to expand wetlands, look at the possibilities of Fiesta Island. The shoreline there is not very friendly to water recreational activities. Develop your wetlands there. Far less pollution and disruption would result from using some of this area for wetlands. A very nice recreation area could then be developed at the Cove.

It sure would be a nice if the community had the opportunity to vote on this proposal. The results would ensure that this is what the people want not just a special interest group.

Thank you

Gordon Froehlich

**From:** [John Fulton](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 5:31:30 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

Although I live out of state, my family visits San Diego often and we typically bring an RV and stay at Campland on the Bay. While visiting the city, we often spend time at the many other attractions and businesses that San Diego has to offer. Any city efforts that would limit Campland's mission would seriously jeopardize my families ability to continue to visit San Diego and may lead us to have to vacation in other destinations with more RV camping options.

I appreciate your consideration on this matter.

Thank you for your time,  
John Fulton

**From:** [KELI GERRITS](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:36:42 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

This is a fantastic place that my family & friends have been traditionally visiting for years. Please don't take this away from so many that have their heart & souls into this beautiful place that means so much to us.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
KELI GERRITS

**From:** [Mari Guthrie](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 9:16:41 PM

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Dear City of San Diego Planners

We love camping in our RV on Mission Bay. Please don't take that away. We are not the only ones—there are a lot of us. Campers from all over the the area bring money into the area as tourists.

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mari Guthrie

**From:** [christine harris](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 9:37:18 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

I am an avid paddler and the loss of space to launch non-motorized boats would affect me, my friends, and my children's ability to enjoy the bay and the ocean.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront access! Study a plan that enhances and expands beachfront camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
christine harris

**From:** [Edward Hauser](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:42:53 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

I have been camping there with family for over 40 years and would wish my children and grand children, etc. can enjoy the same for 40 more years. There are not enough places to camp and RV along the coast of Southern Ca. Thank you!

Thank you for your time,  
Edward Hauser

**From:** [Pam Heatherington San Diego](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Re: De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Wednesday, February 9, 2022 11:54:58 AM

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Please acknowledge receipt of the previous email containing our comments.

Thank you,  
Pamela Heatherington

On Mon, Feb 7, 2022 at 10:22 AM Pam Heatherington San Diego

<[contactecosd@gmail.com](mailto:contactecosd@gmail.com)> wrote:

Please accept the attached letter regarding the NOP for the De Anza Natural proposed Project.

Thank you,

Pamela Heatherington  
Director  
Environmental Center of San Diego  
[contactecosd@gmail.com](mailto:contactecosd@gmail.com)  
805-835-1833

**From:** [Lynnea Helgedalen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 12:36:48 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

We have few options to camp in the area during peak season and it is the only way we can visit a resident family member.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Lynnea Helgedalen



**From:** [Kevin Hellman](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Cove/Mission Bay Master Plan  
**Date:** Wednesday, February 9, 2022 6:22:23 PM

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To Whom it May Concern:

I'm emailing in regards to the pending update to the DeAnza Cove/Mission Bay Master Plan. Looking at what is planned, it appears that recreation in this area of the city will be all but eliminated if the current plan is approved. There are several points that I'd like to bring to your attention, in regards to recreation in the area:

1. The McEvoy Ballfields are on land that was donated to the city, and should be kept as a recreation area, specific to the land donation. This is basically the only area for kids and adults to play baseball, softball and other sports. There is very limited green space in the Pacific beach area....this must be preserved, or rebuilt as part of any final plan. Otherwise, youth softball, little league baseball, youth soccer as well as adult softball will all be eliminated in the beach area, with no space to be rebuilt.
2. The Golf course is an area that has frequent use by all ages, and it is used by many within the community. Same with the Pacific Beach Tennis Club, which counts pickle ball players as one of its major user groups.
3. Campland on the Bay attracts tourists from around the country and has for generations. That brings tourists to businesses in the area - restaurants, retail shops etc. San Diego is a major tourist city, please consider Campland as an important tourist space.

With all of that said, I agree with needing to increase the wetlands area around the bay. But a plan MUST be developed to accommodate the recreation areas AND increase the wetland areas. The citizens of this area need a place to play - children and adults need these areas.

I look forward to hearing more as the plan continues to develop.

Kevin Hellman  
SDS Events USA  
(619) 549-2644

**From:** [John Hickey](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:57:43 AM

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Dear City of San Diego Planners

We live in Idaho and come here to visit our Son and his family. He is in the Navy and currently deployed overseas. We can stay longer periods of time at Mission Bay RV Resort with the reasonable prices there. Without this facility we would pay more in rent elsewhere and stay a shorter time. Like most RV-ers running larger rigs, we spend a TON of money in San Diego. It's not a good look to drive us and our cash out of your town.

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
John Hickey

**From:** [Rafael Hoffmann](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 3:21:34 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

I'm from Brazil and I have a lot memories about my time at this campground. I expect to return with my kids soon

Thank you for your time,  
Rafael Hoffmann

**From:** [Lauren Hogue](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 3:52:41 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

Camping is just one of the many ways that our family bonds, enjoys time together, and creates lasting memories. In a time when many indoor activities have been closed or restricted, outdoor recreation was one of the only ways we could do this. In fact, I believe there should be even more places like Campland for all to enjoy, and perhaps the amenities at Campland should be expanded, not limited. The beach access is already small and exceptional crowded on holiday weekends. Surely, something can be done.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Lauren Hogue

**From:** [Jeff Holman](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Julia Sullivan](#)  
**Subject:** [EXTERNAL] De Anza Natural comment  
**Date:** Wednesday, February 9, 2022 10:16:46 PM

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Dear Planning Department -

- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.
- Our family actively uses the McEvoy Fields and the youth softball program located there is very special to us.

Regards,

Jeff Holman  
6347 Via Maria, La Jolla, CA 92037  
917 565 1069

**From:** [John Hughes](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Comments RE: De Anza Natural Project  
**Date:** Wednesday, February 9, 2022 8:35:34 PM

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Dear City Planners,

As a life-long San Diegan (54 years), a long-time Pacific Beach resident (20 years), and a parent of two elementary-aged children, I object to the new De Anza Cove Land Use Plan because it threatens recreational space. Any new plan for De Anza Cove should *AT A MINIMUM* protect existing recreational space, if not expand it.

Pacific Beach is one of the densest communities in San Diego. Furthermore, because of the new trolley line, the city is encouraging more housing along the transit corridor, which is literally across the street from De Anza Cove. The new housing projects approved by the city don't include recreational space. There is already a dearth of recreational space for our residents, especially our children.

Where are we supposed to play baseball, softball, soccer, or any of the other sports currently available to the community? To diminish recreational space would be a crime against our citizens. There have been several plans presented before this solution was introduced. At least a couple of those are far more balanced than the current proposal. And they also align with other city-approved developments in the same neighborhood.

**You can't increase housing and reduce recreational space at the same time.**

Thank you for your consideration.

Sincerely,  
John Hughes  
1036 Pacific Beach Drive

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Erik Humphrey  
**Date:** Wednesday, February 9, 2022 12:17:14 PM

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Submitted on Wednesday, February 9, 2022 - 12:17

**NOP/SCOPING MEETING:**

(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

**MEETING DATE:**

01/11/2022

**NAME:**

Erik Humphrey

**EMAIL ADDRESS:**

erikshumphrey@gmail.com

**COMMENT:**

I am writing in favor of expanding the natural/wild areas as much as possible. Increased biodiversity and habitat will have positive spillover effects including a buffer against sea level rise, an increase in bird-watching tourism, an increase in fishing tourism (nearby areas), and cleaner run-off/water quality. Specific sports facilities such as tennis or motorized vehicles will serve only a very small public interest, whereas increased natural habitat will provide direct and indirect benefits to a wider audience.

**From:** [Theodore Johnson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 10:09:55 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever. I would find it far more difficult to spend time with family in Southern California, especially for extended periods of time, if these campgrounds were unavailable.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Theodore Johnson



**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Christine Justice  
**Date:** Wednesday, February 9, 2022 2:29:15 PM

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Submitted on Wednesday, February 9, 2022 - 14:29

NOP/SCOPING MEETING:

(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:

01/11/2022

NAME:

Christine Justice

EMAIL ADDRESS:

christine.justice@gmail.com

COMMENT:

I am writing to support De Anza Natural. San Diego needs as much land in wetlands as is possible since over 99% of the original ones have already been destroyed. I watch floods on the East Coast and realize that the same can happen in San Diego. The more place for water to collect the less the flooding. The wilder the better!

Thank you!!!

**From:** [crkamalo](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission bay McAvoy fields  
**Date:** Wednesday, February 9, 2022 7:31:02 AM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**
- My son and family have cut the grass and helped maintain the field for these sports to be played! The community cannot afford to lose this field. The children need resources to be able to play with their friends and enjoy growing and being outdoors. Organized sports is vital for these things!
- Christina Kamalo

Sent from my Galaxy

**From:** [Matt Kamalo](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Proposed destruction of Bob McEvoy Youth Sports Complex  
**Date:** Wednesday, February 9, 2022 7:45:51 AM

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I oppose the destruction of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

The fields were built on private land, with private funds and dedicated to the City for a single purpose. That purpose was youth sports. The De Anza Cove plan must preserve the existing field complex.

The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.

My son learned to play baseball at McEvoy Field. He still plays there today. I hate to think of the future of youth sports in and around Mission Bay without the fields.

I oppose the destruction of the Bob McEvoy fields.

Matt K.  
Pacific Beach

**From:** [sally kasper](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy fields  
**Date:** Wednesday, February 9, 2022 11:00:02 AM

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You MUST save these fields. Baseball and softball are absolutely crucial for our children's well being in these messed up times.

Thank you.

**From:** [Karla Khalifa](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] I support preserving Bob McEvoy Sports fields!  
**Date:** Wednesday, February 9, 2022 8:14:23 PM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**From:** [Jenny Kingston](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 7:55:46 PM

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Hi City of San Diego Planning,

I am a resident of the Pacific Beach neighborhood of San Diego (1465 Grand Ave, 92109) and I want to voice my priorities as you consider the De Anza Natural Ammendment to Mission Bay, an area very close to where I live. It is so important to me that San Diego prioritizes a functional, resilient wetland area because wetlands are unmatched in their ability to sequester carbon, which will help San Diego meet our climate action goals. In particular I would like to see the De Anza Natural Ammendment:

Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use

Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic  
De Anza Cove should be for non-motorized boats only.

Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.

Show us how sea level rise affects the plan!

The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.

Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.

Thank you for your consideration!,

Jenny Kingston

**From:** [Morgane Lauf](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 11:55:15 AM

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I live just a block away from the Kendall-Frost marsh reserve in Crown Point. I support the plans to change the De Anza area and expand the wetlands, but there is more that needs to be added or done to the plan to make it the best we can.

Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use

Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic

De Anza Cove should be for non-motorized boats only.

Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.

Show us how sea level rise affects the plan!

The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.

Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.

Thank you,  
Morgane Lauf

**From:** [Ian Leopold](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] PLEASE PRESERVE THE BOB MCEVOY YOUTH SPORTS FIELDS  
**Date:** Wednesday, February 9, 2022 10:28:51 AM

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To Whom it May Concern,

I want to voice my support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.

The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. The De Anza Cove plan must preserve the existing field complex.

The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.

Our families and children need a place to play soccer, baseball, softball, and other active sports in our community.

--

Ian S. Leopold  
President & CEO  
American Collegiate Sports & Fitness (ACSF)  
575 Madison Avenue - 10th Floor  
New York, New York 10022  
212-496-7159  
[ileopold@acsfsports.com](mailto:ileopold@acsfsports.com)  
[www.ACSFsports.com](http://www.ACSFsports.com)

**Note:** As a result of growth from our Collegiate Rec Sports, Club Sports & Fitness segments, we have re-branded to ACSF (American Collegiate Sports & Fitness). Our email addresses have been updated as well. Please make note in your records.



**From:** [RICHARD MAGANA](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 8:54:55 AM

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Dear City of San Diego Planners

Dear Sirs,

For years My family has enjoyed camping at Mission Bay and enjoyed all the bay has to offer. I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

Thank you!

Richard L Magana

Thank you for your time,  
RICHARD MAGANA

**From:** [Aaron Martinez](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 8:00:42 PM

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Hi City of San Diego Planning,

I am a resident of the Pacific Beach neighborhood of [San Diego \(1465 Grand Ave, 92109\)](#) and I want to voice my priorities as you consider the De Anza Natural Ammendment to Mission Bay, an area very close to where I live. It is so important to me that San Diego prioritizes a functional, resilient wetland area because wetlands are unmatched in their ability to sequester carbon, which will help San Diego meet our climate action goals. In particular I would like to see the De Anza Natural Ammendment:

Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use

Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic  
De Anza Cove should be for non-motorized boats only.

Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.

Show us how sea level rise affects the plan!

The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.

Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.

Thank you for your consideration!,

Aaron Martinez

**From:** [Keri Matas](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 1:27:32 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Plus all along the coast, the state has taken over, and makes it very difficult to to get camping. Allowing these Camp resorts to stay open with the amount of spaces and ocean front spots available, allows for more family to enjoy the outdoors. Thank you

Thank you for your time,  
Keri Matas

**From:** [M. Dan McKirnan](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 4:29:26 PM

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Dear SD City Planning Department,

In this project you have a unique opportunity to reverse the decline in wetlands, create a sustained improvement in water quality, allow Mission Bay to adapt to Climate Change and enhance access to nature and recreational opportunities for underserved communities.

Specific Points:

- Maximize the wetland acreage to improve water quality, sequester more carbon to enable the City to achieve goals of the Climate Action Plan and provide more protection for sea level rise. (plan should describe changes that will occur as sea level rises)
- Remove the channel between De Anza and Rose Creek as it will not improve water quality and establish De Anza for non-motorized boats only.
- Low-cost visitor accommodations should focus on group and tent camping with any beach access open to the general public. Any motorized vehicles or campers must be restricted to the northern areas of the project to minimize oil, gas and other contaminants reaching the wetlands.

Thank you!

M. Dan McKirnan  
1404 Law St.  
Pacific Beach, CA 92109

**From:** [Klaus Mendenhall](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [jacob@terrav.com](mailto:jacob@terrav.com); [ajohnson@swspr.com](mailto:ajohnson@swspr.com)  
**Subject:** [EXTERNAL] Re: De Anza Natural Plan  
**Date:** Wednesday, February 9, 2022 10:48:58 PM  
**Attachments:** "[02.09.22 \(1\) Anza Natural Plan Feedback Klaus Mendenhall 021022.docx](#)"

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**Mr. Moore:**

**Find attached my letter requesting the City to add an alternative to its Environmental Impact Report(EIR that would examine the impacts of preserved camping, recreation and amenities. Such an alternative would simply allow the City to consider its full range of options, while still allowing the same amount of wetlands and natural habitat restoration proposed under its De Anza Natural Plan to be considered for the benefit of all citizens and tourists utilizing visiting City asset in the northeastern area (corner) of the Greater Mission Bay Park.**

**Respectfully,  
Klaus Mendenhall  
Former VP MBTC  
50+ Year Resident SMB**

February 09, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: De Anza Natural Plan

Dear Mr. Moore:

As a former Vice-President for the Mission Beach Town Council and resident of our beach and bay communities, I am writing to request that the City's Environmental Impact Report (EIR) for the De Anza Revitalization plan include an alternative that preserves RV camping access as well as recreational opportunities and amenities at current levels. Additionally, per the guiding principles presented to the public at the onset of the planning process, I request a thorough economic study be prepared on all proposals under consideration so that the full range of impacts can be understood by the City and its residents prior to adoption

As drafted, the City's preferred alternative would significantly reduce the 838 available affordable accommodations in the study area and coastal zone. Since the City of San Diego already lacks an abundance of lower cost overnight accommodations with direct access to the coast, it is imperative that the social and economic impacts any further reductions would have on the community be thoroughly analyzed and understood.

San Diego cannot afford further reductions to its already scarce supply of affordable overnight options, especially when waterfront RV camping is in more demand than ever amid the challenges of the pandemic. In 2021 alone, Campland on the Bay and Mission Bay RV Resort hosted an estimated more than 435,000 visitors, about half of whom were residents. Both parks accommodate a wide array of RV and tent camping, and visitors enjoy an average daily rate of \$76 and space for up to six people per campsite, a huge value when compared to the many costly hotels lining the coast, which at times can average \$350 or more per night.

Per section 15131 of the California Environmental Quality Act (CEQA) and the Project's guiding principles presented to the public for feedback, I am also writing to request that the EIR study social effects any physical changes to the study area would have on the community's current access to affordable overnight accommodations in Mission Bay, as well as any economic impacts that would result from a reduction of the number existing waterfront RV and tent campsites, as well as publicly-available, low-cost amenities and recreation.

Since the study area's existing campsites are located within the Coastal Zone, they are of regional and statewide significance. Access to the coast is a right guaranteed to the people of California under the Coastal Act. In fact, Section 30213 of the Coastal Act requires that lower cost visitor and recreational facilities be protected and retained, encouraged and where feasible, provided. Even California's Parks Forward Commission has emphasized the need to expand such access in parks throughout California to ensure all residents and visitors to the state, including those from low-income and underserved communities, are able to benefit from outdoor experiences and aquatic recreation. Unfortunately, the City's preferred plan would dramatically reduce such access, and for that reason, the social impacts must be meaningfully assessed.

Any removal or reduction of waterfront campsites is also likely to reduce tourism and visitor spending in Mission Bay Park and the surrounding communities, triggering a host of negative economic impacts for San Diego businesses and residents. Furthermore, the City's preferred plan would presumably generate less lease revenue for the City, which is used to fund priority environmental projects and maintenance for Mission Bay Park. Given this, I recommend that the EIR also analyze the economic impacts these changes would have under the City's preferred plan.

For the reasons cited above, I strongly urge you to include in the EIR an analysis of all potential social and economic impacts associated with reducing RV accommodations that exist today in Mission Bay. Whether through modifications to the preferred plan or included alternatives, it would be in the best interest of the City and the public if the EIR studied a land use plan that preserved access to RV camping, as well as existing recreational opportunities and amenities.

Thank you,

Respectfully,

Klaus Mendenhall

Former Vice-President Mission Beach Town Council and  
50 plus year resident of South Mission Beach

**From:** [JeffM](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Reconsideration of elimination of East Mission Bay's only boatyard..  
**Date:** Wednesday, February 9, 2022 10:04:54 PM

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Dear Planning Committee,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Furthermore, upon careful examination of the proposed plan, almost all moored boats (Marinas) are WEST of the Ingraham Street bridge, which means if the bridge collapses due to an earthquake or tsunami, that there basically will be no vessels in Mission Bay which can be used to retrieve people from the Mission Bay area. I also find it curious that from what I have read, that no consideration was made with regard to climate change in the plans. The extended golf course might be underwater in the future if there is significant rise of water due to climate change... the boat yard could be easily be converted to a marina in such a case... whereas an underwater golf course serves no one. I think that the people involved in planning for Mission Bay, need to consider other things and not only tourism and wetlands preservations. They need to look at what services the Mission Bay area may need in an emergency, and plan for climate change.

I can't believe from the documents I have read, that the planners didn't carefully consider anything but tourism in the plans; especially in light of what we have been observing with regard to climate change, and earthquakes that plague our area. I hope you seriously reconsider eliminating the only boat yard from East Mission Bay.

A very concerned citizen of P.B...

Jeffrey E. Meyerson

member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

--

Jeff Meyerson  
[withtlc@aol.com](mailto:withtlc@aol.com)



**From:** [Jennifer Miescher-Vandevrugt](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:37:41 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My family loves to be able to camp and loves visiting San Diego. It is getting harder and harder to find camping near to the beach and in such a family friendly place.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Jennifer Miescher-Vandevrugt

**From:** [Stan Milecki](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:57:32 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today. Our Family can not afford expensive vacations, so we travel to San Diego with our RV.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Stan Milecki

**From:** [Ian Monahan](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Don't Destroy Access to Youth Sports  
**Date:** Wednesday, February 9, 2022 11:34:06 AM

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As a parent living in Pacific Beach, I urge the city of San Diego Planning Department to stop all plans that minimize, encroach or otherwise eliminate the space and capacity for recreation and youth sports on and around the Bob McEvoy Sports Fields. From the golf course to the youth sports fields, any plans that jeopardize these facilities is foolhardy, especially in a community that is getting overrun with density. We need more open space, not more density. I want to voice my support of the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan. The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports. The De Anza Cove plan must preserve the existing field complex. The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields. Our families and children need a place to play soccer, baseball, softball, and other active sports in our community.

Respectfully,

Ian Monahan  
4852 Lamont St.  
San Diego, CA  
92109

**From:** [Joyce Murphy](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Wednesday, February 9, 2022 12:42:51 PM

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After studying the Rewild Mission Bay research and proposals, I agree with them 100%. Their vision of Mission Bay conservancy appears to be the best for the community of San Diego both short term and long term.

**Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use**

**Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic**

**De Anza Cove should be for non-motorized boats only.**

**Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.**

**Show us how sea level rise affects the plan!**

**The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.**

**Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.**

--

Joyce A. Murphy  
858-922-0011

["I still believe in Hope - mostly because there's no such place as Fingers Crossed, Arkansas."](#)

-- [Molly Ivins](#)

**From:** [Carol Nelepovitz](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 6:06:30 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

If you have not visited Campland - I suggest that you do. What I find remarkable about it is the wide range of people that come there to have fun. Some are sleeping in tents, some in tiny trailers, others in luxury RVs. But all look after the kids riding bikes, swimming and having the time of their lives. In addition, Campland provides a living space for seniors at a reduced price!! Take that away and they would have to move in-land where it isn't so cool.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront access! Study a plan that enhances and expands beachfront camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Carol Nelepovitz

**From:** [Liz Nelson](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Wednesday, February 9, 2022 6:47:55 PM

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Dear Mayor Gloria, Councilmember Campbell, and members of the planning committee,

I am writing to express my concern with the proposed plan for "De Anza Cove Natural," which eliminates the Mission Bay Boat & Ski Club. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years. The club and waterskiing has been a part of my life since I was 13, and even now I make the drive from LA to San Diego to stay active on the waters of Mission Bay.

Removing the Boat Club from its current location — without providing plans for new boat storage facilities — would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local residents, and visitors to San Diego, as we have for 64 years and hope to do for decades to come.

Signed,  
Liz Essary Nelson  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

p.s. Hi Todd! We attended Madison together! (Class of '98)

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Danielle O  
**Date:** Wednesday, February 9, 2022 7:38:58 PM

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Submitted on Wednesday, February 9, 2022 - 19:38

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Danielle O

EMAIL ADDRESS:  
danielle4351@gmail.com

COMMENT:  
Hello, I'm writing concerning my interest in the De Anza proposal. My son and I very much treasure the wildlife at Mission Bay and would like to see an increase in the wetland acreage. More wetlands also means better protection from sea level rise. Thank you.

**From:** [Stacey O'Neill](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Cove Amendment to Mission Bay Master Plan  
**Date:** Wednesday, February 9, 2022 9:19:47 AM

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To Whom It May Concern,

Pacific Beach is still a community filled with families and part of living here should allow access to youth athletic fields. Expanding wetlands at DeAnza Cove would significantly impact the land that was set aside specifically for the youth of this community. It is still used year-round, and if anything, we could use more land as participation in youth athletics has grown over the years. Please consider the following points when making decisions regarding the Mission Bay Master Plan.

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls' softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

Sincerely,

Stacey O'Neill

Parent of 3 who all played and still play sports at Bob McEvoy Youth Fields



**From:** [Sheetal P](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob mcevoy field  
**Date:** Wednesday, February 9, 2022 6:50:32 AM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports** in our community.

Sent from my iPhone

**From:** [Christopher Pierson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza  
**Date:** Wednesday, February 9, 2022 3:30:55 PM

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I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Signed,  
chris Pierson  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [Amy Ramirez](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 10:46:29 AM

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Dear City of San Diego Planners

I am writing to express my how I feel about the impact on Campland on The Bay. I have been taking my boys (ages 20 and 16 now) there for the past 6 years. We feel in love with it the very first visit. I talk about Campland to my friends and family, particularly to anyone with kids/teens. It offers a place to be kids. When we are there, they are off their phones and video games. They just love the activities they provide. If you make changes to this place it can effect many families who appreciate the outdoor experience with kids/teens. There hasn't been another place like this that can offer the things like Campland. Please don't make these changes. Instead make them expand in size and offer assistance.

I ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront access! Study a plan that enhances and expands beachfront camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Amy Ramirez

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Dean Ranger  
**Date:** Wednesday, February 9, 2022 12:46:00 PM

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Submitted on Wednesday, February 9, 2022 - 12:45

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Dean Ranger

EMAIL ADDRESS:  
dprangerfam@yahoo.com

COMMENT:  
Please support the Audubon Society's recommendations for "ReWilding" De Anza  
Cove.  
There is \_so\_ little of this habitat remaining ....

Sincerely,  
-Dean Ranger

**From:** [Srikanth Rao](#)  
**To:** [Vonblum, Heidi](#); [Tomlinson, Tom](#); [Sandel, Scott](#); [Balo, Keli](#); [SLMckenzie@sandiego.gov](mailto:SLMckenzie@sandiego.gov); [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [Molina, Venus](#); [Karlrاند22@gmail.com](mailto:Karlrاند22@gmail.com)  
**Cc:** [PLN\\_PlanningCEQA](#); [admin@pbtennis.com](mailto:admin@pbtennis.com)  
**Subject:** [EXTERNAL] Fwd: De Anza Cove Amendment to the Mission Bay Park Master Plan - Public Comment  
**Date:** Wednesday, February 9, 2022 3:10:48 PM

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To whom it may concern - I would like to share some of my thoughts and concerns with the proposed De Anza Cove Amendment to the Mission Bay Master Plan:

My name is Sri Rao. I am a resident of San Diego and a member at the Pacific Beach Tennis Club since 2021. I am also a project and program manager for the California State Park system. I understand the importance of preserving the State's natural resources and providing safe and high-quality recreation opportunities for the public. I would like to express my gratitude to the City and County of San Diego for approaching the issues and concerns of the Mission Bay area with care and transparency. There are clearly a lot of competing interests and it's not easy to make everyone happy.

Having read through the San Diego Audubon Society's ReWild Mission Bay plan, I appreciate the need to re-consider the amount of development and re-introduce natural wetland habitat into the bay. Building upon that, the City's ReWild Mission Bay plan is trying to find some middle ground with habitat restoration, recreational opportunities, and maintaining existing uses. It is my hope that the City is also aware of a third plan: the Mission Bay Gateway (<https://missionbaygateway.org/>). The Mission Bay Gateway project seeks to connect and enhance these facilities while also expanding and protecting the Mission Bay marshlands and bird sanctuaries. Bike Paths and parks will be extended and new amenities like pools, sports fields, and a restaurant will be added for the community and visitors to enjoy. The result will be an environmental, recreational, and educational destination at the heart of Mission Bay.

As an avid tennis player, I am concerned that the proposed De Anza Cove Amendment to the Mission Bay Park Master Plan will reduce or remove the Pacific Beach Tennis Club (PBTC) located at 2639 Grand Ave. PBTC is the lowest-cost tennis club, that is also open to the general public, in the area. I have seen players from 7 to 70 years old, from beginners, to semi-pros. It's a community congregation space as much as it's a space for recreation. I hope the City is able to find ways to keep, or better yet, expand the tennis recreational opportunities in Mission Bay. If the last few years have taught us anything, having safe outdoor recreation opportunities, where we can set aside our differences, and come together in sport, are a public necessity. I sincerely hope you are able to keep the PBTC in all future plans for this area. We can have both a healthier Mission Bay as well as a healthier population.

Thank you,  
**Srikanth (Sri) Rao**  
CASp, LEED AP, PMP

**From:** [Amy Rasdal](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Concern with the proposed plan for "DeAnza Natural",  
**Date:** Wednesday, February 9, 2022 8:14:50 PM

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Dear Planning,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Sincerely,  
Amy Rasdal  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

Cell (619) 368-8929  
[arasdal@rasdal.com](mailto:arasdal@rasdal.com)  
[www.rasdal.com](http://www.rasdal.com)

**From:** [Jessica Reid](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Youth Sports  
**Date:** Tuesday, February 8, 2022 8:48:17 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

My kids play soccer and baseball here abd plan to through high school as do many children in pacific beach. Please do not take this from our kids

Sent from my iPhone

**From:** [Jennifer Rohr](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:51:39 AM

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Dear City of San Diego Planners

Hi there!! I'm a local 92109 resident and love Campland!!! We stay at least twice a year. It's really fun and a great way to enjoy the bay with family and friends. Please don't take away camping there!! Jenn Rohr

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront access! Study a plan that enhances and expands beachfront camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Jennifer Rohr



**From:** [Paul Ross](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Project Alternative  
**Date:** Wednesday, February 9, 2022 3:00:38 PM  
**Attachments:** [DeAnza Natural NOP PDR Comments.pdf](#)

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Mr Moore, please find attached my comments on the DeAnza NOP.  
Paul Ross

Jordan Moore  
City of San Diego Planning Department  
Mission Bay Park Master Plan Amendment,  
DeAnza Natural NOP; SCH 2018-061024

2-5-22

Mr Moore,

I feel it would be fiscally irresponsible and culturally detrimental to millions of San Diegians and Californians to destroy existing recreational improvements at Mission Bay Park in order to attempt the accommodation of wildlife in the middle of an intensely urbanized area.

Cultural and economic impacts of the proposed alternative plans need to be identified as EIR Issues then quantified, analyzed and mitigations proposed.

The claims of the advocates for returning this area to wetlands are exaggerated. They would not benefit public access - quite the contrary. For 10s of thousands of hours annually people enjoy these existing park facilities on the shores of Mission Bay. How many bird-watchers can you expect in comparison? The loss of use, if affected, would need to be mitigated - where are you going to accomplish that?

The benefits to absorbing sea level rise by destroying these acres of parkland are less than negligible.


If the wetlands were expanded into the golf course, there would be no golf course. The game has 18 holes - you cant just take away two holes. This is also the only night-lighted golf course in the County - mitigate that.

The California State Constitution Article I, Section 25 says the public has access to the shoreline. However the Kendal-Frost Preserve is fenced off - a telling precedent. So if more of Mission Bay Park becomes wetlands, what additional limitations will be imposed? No golf course lights? No power boats within 1000 feet? No boat races? No night football games at the High School?

No track meets with starting guns? This is the wrong place for extensive wetlands because it is already intensely urbanized. There is an alternative location - the mouth of Tecolote Creek, which happens to be the least-used area of Mission Bay. Use some of the spoils of removing Campland to build up wetlands by Fiesta Island where they are really needed - because Tecolote Creek are, "Impaired waters."

Everyone has known since 1995 that Campland was to be eventually evacuated and excavated for additional wetlands. Don't get too carried away and destroy much needed cultural assets around the DeAnza Point area.

Thank you for your attention.

Respectfully, 

Paul Ross, Land Use Planner and PB Resident  
1015 Archer St.  
San Diego, CA 92109

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Andrea Sanchez Davidson  
**Date:** Wednesday, February 9, 2022 12:12:17 PM

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Submitted on Wednesday, February 9, 2022 - 12:12

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Andrea Sanchez Davidson

EMAIL ADDRESS:  
[surfgrassproductions@gmail.com](mailto:surfgrassproductions@gmail.com)

COMMENT:

Thank you for the opportunity to provide a public comment for De Anza Natural. As local filmmakers focused on environmental issues, nothing makes us happier than seeing healthy ecosystems supporting life in our own backyards. For this reason and others, we believe functional, resilient wetlands should be the priority for this portion of the bay. In particular, it would be helpful to see:

- Increase in the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals and better protection from sea level rise.
- Resilient reconnection and recreation opportunities that emphasize Native American cultural leadership, low-impact camping and non-motorized boating.
- All beaches/shoreline areas remain open to the public; coastal access is for everyone.

**From:** [Nita Sandoval](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 7:20:00 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that at minimum preserves the same amount of waterfront RV camping and recreational access within the study area that is available today. Even better would be to expand available beach front camping to accommodate our growing population and ensure well maintained and responsible camping occurs.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Nita Sandoval

**From:** [Lynette Sayles](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 10:27:59 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

It's already hard to get a spot, don't make it harder!

Thank you for your time,  
Lynette Sayles



**From:** [matt schalles](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 9:31:50 PM

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Greetings,

As the son of a wetlands biologist, I've seen more marshes, streams, lakes, swamps, tide pools, estuaries, and sloughs than most people who are not themselves wetland biologists. I've seen what good and bad land management can do for the health of wetlands. I've seen degradation of drainage systems without proper buffers lead to silting in of lakes and bays. I've seen flooding in areas with poor wetland health, and neighboring areas with healthy wetlands spared the worst of the flooding along the Atlantic coastal plane.

We have a critical window right now to try to reverse some of the worst effects of coastal degradation, and restore the health of our wetlands that serve as buffer zones. Implementing the ReWild Mission Bay's Wildest plan, would do the most for short term and long term gains for our Mission Bay ecosystem, and our society with indirect effects. In the near term, through habitat restoration we can increase the filtering capacity of this buffer to help clean polluted runoff leading to the bay. This in turn will help increase the vegetation in this area, which can help act as a buffer for flooding in the near to intermediate future as we deal with sea levels rise. This increase in coastal vegetation will further increase the amount of carbon that the habitat can store, thus helping move us in a better direction in terms of atmospheric carbon pollution and our climate action goals.

I'm a marine biologist in my own right now, studying the effects of sounds on marine wildlife. Wetlands are not exactly my field of study, but I know that all the species of mammals I work with now are ultimately influenced by the health of our coastal buffer zones. And they are all in desperate need of help right now.

Please do the right thing for our environment and for future generations of all the lifeforms that might enjoy this area and call it home.

best,

Matt Schalles, Ph.D.

**From:** [susan schneider](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 11:27:29 AM

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Dear City of San Diego Planners

Please use land from elsewhere! Camping at Mission Bay is the gem of the city. This camping is unique and extraordinary unlike anything on the Pacific Coast. Therefore, I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
susan schneider



**From:** [David Shultz](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 9:52:29 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today. If possible, it would be great to add additional sites to allow more people to enjoy Mission Bay and the surrounding area.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
David Shultz

**From:** [Lacy Sullivan](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 8:21:28 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My family and I come atleast once a year with a group of friends, this is one of our favorite yearly trips!!!

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Lacy Sullivan

Thank you for your time,  
Lacy Sullivan

**From:** [Kelly Trudersheim](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] he De Anza Cove plan must preserve the existing field complex.  
**Date:** Wednesday, February 9, 2022 11:31:59 AM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**

**From:** [steven wileman](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Wednesday, February 9, 2022 8:43:26 AM

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Dear City of San Diego Planners

WE LOVE CAMPLAND! I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
steven wileman

**From:** [Paul Wooten](#)  
**To:** [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [PLN PlanningCEQA](#); [Rodrigues, Mike](#)  
**Subject:** [EXTERNAL] Opposing the DeAnza Natural Plan  
**Date:** Wednesday, February 9, 2022 10:33:08 AM

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Hello,

I am writing to express my concern with the proposed plan for "DeAnza Natural", which eliminates the Mission Bay Boat & Ski Club from its current location. I am a member of the Convair Waterski Club, which has held thousands of recreational skiing events in Mission Bay Park since 1958 and has stored our multiple boats at the Boat Club for almost 30 years.

Elimination of the Boat Club from its current location....with no other new boat storage facilities included in the plan...would adversely affect Convair Waterski Club's ability to provide on-water recreation for its members, local citizens and visitors to San Diego as we have for 64 years.

Thank you,  
Paul Wooten  
member, Convair Waterski Club  
member, San Diego Mission Bay Boat & Ski Club

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Matthew Zarzeka  
**Date:** Wednesday, February 9, 2022 1:27:31 PM

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Submitted on Wednesday, February 9, 2022 - 13:27

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Matthew Zarzeka

EMAIL ADDRESS:  
m2zarz@gmail.com

COMMENT:  
Please consider increasing the wetland acreage as much as possible. Marsh wetlands are some of the most productive carbon sinks of any ecosystem on the planet. Additionally Mission Bay marshland is extremely important for various forms of plant and animal species, including endangered species (see Ridgeway's Rail).

Thank you for your consideration,  
Matthew Zarzeka

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Kirstie P.  
**Date:** Thursday, February 10, 2022 7:15:14 PM

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Submitted on Thursday, February 10, 2022 - 19:15

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Kirstie P.

EMAIL ADDRESS:  
kirstiep78@gmail.com

COMMENT:  
Increase the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.

**From:** [Belle Adam](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:48:20 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

I am a native of San Diego and have owned a home in Pacific Beach, a few blocks from Campland, since the early 1950's. I use Campland and its amenities on a regular basis.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market, restaurant and boat/RV storage.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Belle Adam



**From:** [Belle Adam](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:32:00 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

I am a native of San Diego and have owned a home in Pacific Beach, a few blocks from Campland, since the early 1950's. I use Campland and its amenities on a regular basis.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Belle Adam

**From:** [Brenda Aguilar](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:07:54 PM

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Dear City of San Diego Planners

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For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.
4. Provides a safe amenities for outdoor play during COVID times.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Brenda Aguilar

**From:** [ROGERIO AMPUDIA](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Fwd: De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Thursday, February 10, 2022 7:49:37 PM

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**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan) **SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

Dear Madame & Sirs,

**As a Bay Park resident for over 38 years, I think is time to finally do something creative and of benefit for the wetlands, our ecosystem, the city and our community.**

**This why I would like for you to prioritize the restoration and the conservation of the wetlands in my area.**

My house is right across the bay in front of the abandoned part of the trailer park that's been fenced out for many, many years. I think is a sad situation and a waste of an incredibly beautiful space right in the heart of our city with old abandoned mobile homes.

I advocate for my children and my grand children. I believe that Campland by the Bay has already benefited greatly of the discord and the lack of a clear planning direction of this project.

I advocate for having more wetlands instead of abandoned mobile homes full of contaminants and asbestos and trailers.

I advocate for having better water quality in the bay and cleaner water on this part of the bay (right now is the dirtiest of all SD County) and that can only be done by creating more space for the Wet lands, expand the Mission Bay Park for the community all around there, and build a bike path that and connects and creates a complete loop all the way around the bay to PB and get rid of the Campland by the Bay.

On the 1/19 community meeting, there was a couple of presenters that have been advocating for more than 10–12 years to build something beautiful, ecological, that makes sense for preserving our environment and creating more wetlands around this area.

Now that Mayor Todd Gloria wants to advocate for the environment and the community isn't time to give the environment a chance instead of the trailer park owners?

Thank you for your efforts to improve the community.

Sincerely,

Rogelio Ampudia  
Bay Park resident of 38 years  
3078 McGraw Street  
San Diego, CSA.  
92117

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Dymphna Anderson  
**Date:** Thursday, February 10, 2022 5:31:04 PM

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Submitted on Thursday, February 10, 2022 - 17:30

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Dymphna Anderson

EMAIL ADDRESS:  
dym.song@cox.net

COMMENT:  
Please consider a Skate Court to offer a safe and enriching environment for  
quad roller skaters- family friendly and beneficial to so many!

**From:** [Scott Anderson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:43:21 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Scott Anderson

**From:** [sddarkwaters](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] CAMPLAND AND MISSION BAY RV RESORT  
**Date:** Thursday, February 10, 2022 3:08:13 PM  
**Attachments:** [deanza.wps](#)

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To Whom It May Concern:

I am writing in regards to Mission Bay Resort/Campland/Wetlands

Urgent: This is a public safety warning!

We lived at De Anza Mobile Home Park aka Mission Bay Resort in Mission Bay for a decade. We saw, heard, and experienced the toxic, polluted and dangerous water, air, soil, and contamination that exists there. We witnessed and experienced the many and often rare cancers and neurological illnesses that happened to many people from living there. PLEASE take the following info seriously and investigate. Please prevent current and future generations from developing the pain and suffering many others received because they weren't told of the toxic wastes. Interview former residents and employees. Most have A LOT to tell. Research these issues, please. To the best of our knowledge everything you are about to read is factually true or we believe to be true. Thank you.

## BACKGROUND

1. Michael Gelfand (Owner/Manager) and his father Herbert(same): It was a common conversation among the residents of De Anza Mobile Home Park at Mission Bay to talk about and try to solve the latest problems in the park caused by the Gelfand family. Michael Gelfand was a very well known drug addict and dealer in De Anza Park. He was known throughout the former De Anza mobile home park as a huge troublemaker with his father bailing him out of trouble over and over. Michael was known as a drug addict/dealer that would "rent" his vacant mobile homes/trailers to other drug addicts and they would hold drug parties all the time. Neighborhood Watch would call the police on them as would other residents. According to another resident, the police tried to arrest Michael, but his father used his connections to make sure Michael was never prosecuted. Herbert and Michael Gelfand were legally and financially responsible for the closure of De Anza Mobile Home Park but shifted that burden onto the taxpayers of the City of San Diego resulting in a legal case (GIC 821191) that ultimately cost taxpayers upwards of \$100 million dollars in legal fees and settlements. For them to shift the cost of this onto the City of San Diego taxpayers and then be given the same land back for a pittance after the City taxpayers bore all the costs is shocking. Especially with his criminal drug history. Ask the former residents.

After the City had fought their war for them, The Gelfands used their money to get former Mayor and political ally Kevin Faulconer to advance a plan granting them total control over the land the City of San Diego had paid \$100 million to reacquire. In order to thwart City Council, public, and media, from discovering The Gelfands political "contributions" to himself, Mayor Faulconer deliberately and with premeditation, illegally withheld the disclosure of the Gelfands donations to his political funds for a full 16 months! Allowing the Council to vote without knowing he had been paid off. The Gelfands got the public land back!

The Gelfands (Michael and Jacob) recently had to paid approximately 1 million dollars in fines and other settlement monies to the California Coastal Commission for deliberately posting signs that

discouraged the public from accessing the public park land they had been entrusted with by the City of San Diego!

2. The entirety of the land that is situated at Mission Bay RV Resort, is man-made. While we lived at De Anza, we started to notice odd smells, colored waters coming out of the faucets and sinks, strange soil colors, and residents with rare cancers all over the park. We asked the City depts and mgmt. why were so many odd things happening there. They said over and over there was nothing wrong with the soil or water. They lied. They lied to all of us. But it wasn't just a little white lie. It was HUGE. We found an environmental report on the soil and water done by the City of San Diego that showed EXTREME contamination of the soil and water at ALL of the following: De Anza Mobile Home Park/Mission Bay Resort, Campland, Fiesta Island, Mission Bay Park, and Sea World! It was extreme and huge! It showed the many, many chemicals/toxins and what was safe levels and what was actually in the parks and water. The contamination was often thousands of times what was considered safe levels! It was shocking! The report was called FIVE POINTS environmental report for all five places. We went downtown to the City offices to get copies because we couldn't get it to print from the internet and they were "missing" when we asked for them. We tried to get it again from the internet and it had been quickly removed! WHY? Someone found out we were asking for them and got them taken off?

3. We met City construction workers at De Anza that told us they uncovered toxic waste at Sea World and almost died. They said it is buried in 55-gallon drums all over the entire area including De Anza and that they are rotting and leaking into the soil and water. (Another worker apparently died from it) We asked what happened after that and they said The City paid them off to be quiet and not sue. They said it was toxic EVERYWHERE in and around De Anza! Doing past research, we discovered that in the early 1980's a hotel was going to be built in the Mission Bay Park near Sea World, the plans for that hotel were stopped after other workers uncovered more drums.

4. Despite an Order from a Sitting Superior Court judge (Charles Hayes) for the park to remain unchanged during litigation, The City and park mgmt. told their workers they wanted NOTHING living at De Anza. Nothing. No plants, trees, etc. They (city agents) fed the baby animals and birds into the woodchippers. We witnessed it. There was a rare yellow bird that lived there, and it "disappeared", too. They wanted nothing living there that could designate it a protected area or preserve. There used to be thousands of ducks, raccoons, possums, birds etc... but The City is more toxic than the land and soil. It wanted everything out or dead. Violating State law and The Endangered Species Act; it got it's wish. After they were done most of the wildlife in the park, the native flora and fauna were killed. Cruelly and without mercy.

5. De Anza and almost all of the surrounding area (Five Points) is man made from the leftover toxic sludge that was dumped there during and after WWII. It is the waste from all the industrial materials that were used to build the ships, planes, etc. They dumped it in the wetlands and marsh that existed at that time. Furthermore, there was a dump in Mission Bay where they burned garbage and toxic materials and used some of the remnants to build De Anza Cove and the surrounding areas being dredged at the time. Only problem is they kept the dangers of this secret from the public and the future residents and tourists. They decided to drudge this contaminated mess up in the 1950's and call it "land". Now it was to be used for commercial purposes and recreational activities to bring income in for the city and its developers and investors. Even if innocent people died (including children), for that money, they thought this was fine. It was deemed acceptable and "usable". So, make money they did.

6. We talked to a man named Alexander at the California Coastal Commission in S.D. about the dangers and he said it didn't matter to him. He said it didn't matter what ANYONE said and The



City of San Diego was going to get whatever they wanted and nothing could stop them. He said it was already decided. This was a few years ago.

7. Again, Michael Gelfand made political contributions to Kevin Faulconer who in return advocated for the De Anza public "land" to be returned to Gelfand. The contributions were NEVER disclosed to the public or City Council until the City Council voted to lease the "land" to Gelfand for a future Campland. Faulconer was fined but the "land" was already GIVEN to Gelfand! Faulconer got his money. Gelfand got the public's property.

8. And Again, Michael Gelfand used The City of San Diego taxpayers to pay for the closing of the De Anza Mobile Home Park. In 2003, Gelfand's lease expired with the City of San Diego. According to the California Mobile home Residency Law, Gelfand was responsible for conducting a "tenant impact report" required by law. He would be financially responsible for what relocation benefits the report determined was necessary to mitigate the adverse effects of closing the park would have on the residents. He would have to pay for the removal of the homes. He would be responsible for all costs. He managed (with some help?) to get the taxpayers to cover almost all of it instead.

## ARGUMENT

9. How is it the City which claims to "care" about people and the housing crisis can throw 1000 elderly, poor, war vets, children, disabled, etc. out of their homes at De Anza claiming that The City is going to use the land for TIDELANDS, WETLANDS, MARSH, but then put 400-600 "units" or cabins and parking spaces and restaurants/stores in its place? IF the land is TOXIC as it appears to be, why injure, and kill more people? For money? Horrible! IF it isn't unsafe, why did they throw the most vulnerable in society out into the streets? For MONEY? Again, horrible! Some of the residents got very little or no money at all! Are any homeless now? The City claimed it wanted everyone out to turn the "land " back to nature. Was that a lie? A lie to the public and to the courts? They said they didn't want anyone to live their "permanently". But don't some people at Campland and at Mission Bay Resort live there year-round including workers and residents? Why claim you care about the residents of San Diego but spend millions and millions of taxpayer dollars to throw them out onto the street? Why give that same "land" to a known drug addict that caused harm to the park and its residents? And again, if it is toxic, why injure and let people die for money? To avoid the "land" being closed down like 3-mile Island? To avoid massive class action lawsuits? To make developers, bankers, investors, businesses, and politicians richer than they already are?

10. This we feel is the most critical part of the story. It's bad enough that there appears to be corruption, bribery, and collusion. Even abuses of taxpayer money. But to know that the lies and cover-up were done to make money at the expense of human and animal lives is unforgivable. Cancer was prevalent at De Anza. So were other illnesses and diseases. Pesticides and weed killers were used with no protection done for the residents, workers or animals. Asbestos, molds, metals, etc would be everywhere as homes were taken down and destroyed by The City and as residents lived next door. This too, was added to the soil. Natural gas leaks were everywhere said SDG&E. Water pipes broke and were contaminating the drinking water in the park and in the City lines themselves said City workers to us. We were told to never eat the fish from Mission Bay/De Anza area because it was contaminated. The Bay, too. Told not to swim in it, either. Unsafe they said. But the leaders of The City didn't care. Families, tourists, residents, ...it didn't matter who. As long as THE CITY made money, it didn't care who lived or died. Children playing in the soil, water, and sand where the construction City workers told us it was deadly. No one came to help or address the extremely important issues concerning the safety and protection of the residents, workers, citizens, tourists, plants, trees, animals, birds, fish, etc. If people lost their homes and

were homeless it didn't matter. None of them mattered. Only the money and the people who hungered for it mattered.

This is:

San Diego's "Dark Waters".

The Gelfands, and Kevin Faulconer are not the only parties riding on the backs of the San Diego taxpayers and public. The two lead firms in the case Gordon, Rees, Scully, & Mansukhani LLP (GRSM), and Tatro and Zamoyski LLP (T&Z) actively worked together to bilk the public out of tens of millions of dollars in legal fees. Because De Anza is man-made coastal land, made after 1945, it is not subject to the terms and conditions of the original 1945 deed of trust from the State of California to The City of San Diego. GRSM and T&Z knew that because residents told them that they (the residents) were grandfathered in and had done their own research. The lawyers didn't care. This is relevant because the City used the terms of that deed as their reasoning for closing the park. This is not the first time that these firms worked (we believe) together to bilk their clients out of money that was unearned or unnecessarily charged. T & Z LLP represented another park at the time (Mission Valley Village). GRSM rolled on their client and did not fight the 8x in legal fees T&Z charged GRSM client Archstone when settling that case. Tatro and Zamoyski boasted at a HOA meeting of the lies and con they pulled on Archstone! Perhaps not coincidentally, the Judge for that case was Judith Hayes, who is the wife of Charles Hayes, the judge overseeing the De Anza Mobile Home Park case. We believe that by this time GRSM and T&Z were actively working together to enrich themselves at the expense of their clients. In 2017 a request was anonymously made for the public records into the costs of litigating the De Anza Mobile Home Park cases to The City. That request is San Diego Next Request 17-2073. In order to thwart the public from finding out about the tens of millions of taxpayer dollars paid by the City to GRSM, tens of millions of dollars in legal fees were moved from the GRSM records into the spreadsheets of a company called Overland Pacific and Cutler. The reason for this is to protect the firm and the people working in that firm's best interests, but in the employ of the City of San Diego from being exposed to a scandal. The strange and unusual relationship that the City of San Diego and the City attorneys have with the law firm of Gordon and Rees especially needs investigating. The extreme amounts of taxpayer dollars that go to this PRIVATE law firm which has grown leaps and bounds because of this is a very suspect connection. Especially since the City itself has ITS OWN attorneys. Why does The City repeatedly go and hire this firm in particular? Why pay them millions and millions in taxpayer dollars?

Do former Mayors, City attorneys, etc have a hand in this? Who is profiting from all of this? Has anyone been following the money trails? Who gets to buy the public lands and/or 99 yearlong leases for almost nothing? Why do the same legal firms, investors, politicians, and businessmen seem tied to one another in acquiring the public lands? Without the public's knowledge or input?

## CONCLUSION

The City of San Diego made a commitment to its citizens in 2003. It said they the land would be returned to "tidelands". The City has acted repeatedly with unclean hands and the very worst of intentions. If Mayor Todd Gloria wishes to continue that legacy, he will let the Gelfands keep Campland and/or De Anza and let the developers have their way. IF he is honest and trustworthy, he will honor the City's commitments to its citizens and environmentalists and restore the land to the tidelands/wetlands that was promised almost 20 years ago. Most of all he will not follow in the footsteps of many of his corrupt and devious predecessors. He will be transparent and reveal all the hidden secrets behind the toxic waters and soil and let the public and the media know what really went on and what was spent involving all housing and legal issues/payments. We hope that this is not a political stunt, and that the public comment on this matter is not misused as an excuse

to further renew Campland's very lucrative lease with the City of San Diego. It is interesting that Faulconer endorsed Gloria for Mayor. Many of Mayor Gloria's decisions as a councilmember and Mayor shaped the mess that the public has had to endure today. Perhaps he wasn't aware, perhaps he was. His decisions regarding Campland and Mission Bay RV Resort now and in the future will tell you if he works for the public, or he works for the Gelfands. Will the Gelfands and their employees bombard the public and the politicians with ads, interviews, comments, and a PR bonanza to acquire what Michael Gelfand wants? Probably, as they've done in the past. All of that and more; the public has the right to know and has the right to be protected by its leaders. Please investigate and research the history of these very important cases and issues and bring them to the attention of the public as soon as possible.

Thank you very much,

Sent with [ProtonMail](#) Secure Email.

**From:** [k bailey](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:06:25 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan.

We have vacationed at Campland on the Bay for many years... it is a wonderful, safe and affordable, family vacation destination in San Diego... a rare place where the children can safely explore and play. Thank you.

Thank you for your time,  
k bailey

**From:** [Danielle Barron](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:08:31 PM

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Dear City of San Diego Planners

We LOVE CAMPLAND! It's such a fun, affordable way for our family to connect and spend family time together, enjoying the beach and fun while engaging in camping activities.

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Danielle Barron

**From:** [sharon.batcher](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] notice of preparation for DeAnza Natural  
**Date:** Thursday, February 10, 2022 3:56:53 PM

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I would like to make two points about the proposal

- 1) Expand the proposed marsh areas
- 2) Incorporate into the plan ways to decontaminate [remove plastic and trash, slow down flows so marshes can do their purification, fix leaking sewers, prevent sewage pump overflows and divert storm water] all water flowing into the marshes and Mission Bay.

The projects addressing the health of Mission Bay are so important to carbon sequestration and future generations.

Thank you

Sharon Batcher

7677 Mission Gorge Rd apt 123

San Diego CA 92120

**From:** [Bert Benevento](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Gateway Plan is BEST!  
**Date:** Thursday, February 10, 2022 12:25:29 PM

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Ladies & Gentlemen:

The Mission Bay Gateway plan is the best plan that has been proposed for this area. This compromise plan was developed over many years with direct input from local residents in this area to consider the expansion of recreation while making significant environmental improvements. Outside groups like ReWild should not have the influence they are trying to achieve. In fact, many of their members don't even live in this area or even in San Diego. In addition, I understand that many of the planners involved in this effort are environmentalist advocates which does not lead to an unbiased analysis of this project. **The residents of Pacific Beach and the surrounding area should have the major influence of this project going forward.**

The PB Tennis Club is one of the most valuable amenities in the area; and should be expanded far beyond the current levels that were built over 60 years ago. Also you may have recall: Tennis was proven to be the safest sport by far in terms of not spreading viruses & other ailments during the recent pandemic. Tennis & most other sports lead to a healthy lifestyle which makes participants more healthy, fit, and more resistant to viral invaders. The population of this area has nearly doubled and the club is busier than ever. Add to that the growth of pickleball, This facility needs to expand greatly just to meet current demand - and of course future growth.

**I Strongly support the Mission Bay Gateway plan. By using this plan as your basic template, the City can also save many years of design effort in addition to millions of dollars by doing this faster. The plan also has provided solutions to help do the project less expensively.** Thank you for considering my input.

Bert Benevento  
Resident of Crown Point  
Member of PB Tennis Club

**From:** [Janice Berube](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:41:12 PM

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Dear City of San Diego Planners

My husband and myself have been using Campland's services since 1977. We have taken our children, grand children and now great-grandchildren there to enjoy the bay, boating and camping all these years. This property is put to good use by San Dieagains as well as thousands of people from all over the world. I can only imagine how much revenue they generate for our beautiful City! Camplan has also hosted our annual Anniversary Party for the Non-Profit group The San Diego Parrot Head club since 1999. We raise money at the event that supports charities in our community. I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Janice Berube



**From:** [Becky Blair](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 5:39:02 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Becky Blair

**From:** [Cherie Booth](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:44:17 PM

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I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Cherie Booth

**From:** [jbowes@san.rr.com](mailto:jbowes@san.rr.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Youth Baseball  
**Date:** Thursday, February 10, 2022 4:46:10 PM

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Are you telling me with what you've have done to kids over the last 2 years and now you want to take away their sport of choice, baseball? With all your mandate and crap? You all should be ashamed of yourselves.

**John Bowes, President**

**Benefit Alliance Inc.**

**San Diego, CA**

**Direct: 858-483-9996**

**Cell: 858-414-4241**

**Skype: John.Bowes789**

**Conference #: 1(605) 475-4860**

**Access Code: 155003#**

**Website: <https://benefitallianceinc.com/>**

**<https://www.linkedin.com/in/bowesjohn>**

**Email: [johnbowes@consultant.com](mailto:johnbowes@consultant.com)**

\*\*\*\*\*

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**From:** [Mitch Bracken](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:16:01 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mitch Bracken

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Veronica Brewster  
**Date:** Thursday, February 10, 2022 7:01:21 PM

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Submitted on Thursday, February 10, 2022 - 19:01

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Veronica Brewster

EMAIL ADDRESS:  
brewsterturgeon@gmail.com

COMMENT:  
We need a roller skate rink or a designated area to rollerskate. Most place  
do not want one rollerskating.

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Linda Brito  
**Date:** Thursday, February 10, 2022 4:48:25 PM

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Submitted on Thursday, February 10, 2022 - 16:48

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Linda Brito

EMAIL ADDRESS:  
[lindadebritto@gmail.com](mailto:lindadebritto@gmail.com)

COMMENT:  
I would like to request an area for a Skate Court. There is a large community of roller skaters/rollerbladers in the city the public/ tourist love to watch us skate which we did and drew a huge crowd during the City of San Diego closed off Streets downtown. We are a friendly community and leave areas clean after we have had meetups wherever we can find a nice crack free slab of concrete. It is great for exercise, socializing and tourism. I appreciate and thank you so much for consideration.

**From:** [Leisa Brockham](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:18:10 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

I and my family have enjoyed Campland for many years. It is shameful that the city would deny it's citizens the pleasures experiencing nature and enjoyment with their family and friends. Campland offers a beautiful and safe place to enjoy family time and build memories. I fear this plan made by the city is one of many that will be taking opportunities away from its citizens to enjoy outdoor activities.

Thank you for your time,  
Leisa Brockham

**From:** [Nicole Burgess](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [Gloria, Todd \(External\)](#); [CouncilMember Joe LaCava](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Plan)  
**Date:** Thursday, February 10, 2022 1:22:12 PM

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Thank you for the time to provide perspective.

The De Anza Natural Park offers an opportunity of a lifetime: To help protect our community from climate impacts and sea level rise, while providing adequate outdoor space to heal together.

This is a voice for the thousands of birds and wildlife that come to this eco-friendly hot spot and for the future generations that depend on this type of nature based planning; to have access to nature and be engaged with our environment in an urban built-out city. The opportunity to give back to Mother Nature, to provide for us all, is priceless.

- \* Address sea level rise
- \* Reduce size of island and do not allow any camping on this piece of land, let it be a given to wildlife and act as a sea level buffer.
- \* All activities should be eco-friendly, no fossil fuel boats or camping devices.
- \* Plan for water quality to be the best.

The ReWild Wildest Plan is my choice and the choice of so many others. Don't make this valuable space be negotiated on behalf of special interests. The vision must be for a healthy, resilient, nature-based, Kumeyaay focused environment, to ensure clean water throughout the Rose Creek watershed and accessibility to our outdoors.

Please guide this vision for an eco friendly destination that provides an experience unlike anything else found around Mission Bay.

Be Wilder please.

Nicole Burgess

Sent from my iPad



**From:** [Jeffrey Burt](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:54:21 PM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Jeffrey Burt

**From:** [Rafael Castillo](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 11:23:20 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort has been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Rafael Castillo

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from David Chan  
**Date:** Thursday, February 10, 2022 5:45:22 PM

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Submitted on Thursday, February 10, 2022 - 17:45

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
David Chan

EMAIL ADDRESS:  
[easykeys@gmx.com](mailto:easykeys@gmx.com)

COMMENT:  
Hi, I Would To Comment On Putting A Aera For Sports Including Roller Skating  
,The Community Has No Flat Aera . Just Skate board Parks.

Regards ,David

**From:** [ross christie](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 8:46:49 AM

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I support the increase of wetland acreage to the Wildest amount in the north Mission Bay area. Please vote to make these important changes.

Ross Christie

Pacific Beach

**From:** [Melinda Cotton](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 5:42:35 AM

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Dear City of San Diego Planners

We live in Long Beach, but enjoy camping on Mission Bay and at Campland when we come to San Diego. We take advantage of the many attractions and tourist attractions (and restaurants!) when we camp and are happy to contribute to San Diego businesses and attractions.

Please retain campsites on Million Bay.

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Melinda Cotton

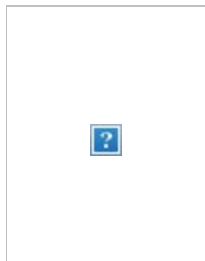
**From:** [Summer Crabtree](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] SAVE McEvoy Youth Sports!!  
**Date:** Thursday, February 10, 2022 7:32:32 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.



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**REALTOR®**

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2904 Cañon Street | San Diego | CA | 92106



***Click below to read our monthly real estate newsletter:***  
<http://www.anypresentations.com/enl/view.php?id=5943&sid=b940>

**From:** [Jill Cremeans](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Do not destroy our Youth Sports Fields  
**Date:** Thursday, February 10, 2022 11:03:15 AM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

--

Jill Cremeans

Law Offices of Jill Cremeans  
444 West C St., Suite 310  
San Diego, CA 92101  
(619) 929-0851  
[attorneycremeans@gmail.com](mailto:attorneycremeans@gmail.com)

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**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Kate Cronin  
**Date:** Thursday, February 10, 2022 5:58:33 PM

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Submitted on Thursday, February 10, 2022 - 17:58

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Kate Cronin

EMAIL ADDRESS:  
[kate.cronin@gmail.com](mailto:kate.cronin@gmail.com)

COMMENT:  
Please provide a space specifically for rollerskating! A flat, paved surface  
is all we need. Thank you!



**From:** [Greg Daunoras](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Letter in Support of Campland on the Bay  
**Date:** Thursday, February 10, 2022 7:56:08 AM  
**Attachments:** [Letter in Support of Campland.pdf](#)

---

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Please see attachment

Thank you,

*Greg Daunoras*  
*TEL: 619-807-2044*  
*E-Mail: [greg92109@yahoo.com](mailto:greg92109@yahoo.com)*

February 10, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: De Anza Natural Plan

Dear Mr. Moore:

My name is Greg Daunoras and as a resident and homeowner in Pacific Beach and having served for 14 years straight on local community organizations and City boards and commissions, I am writing to request that the City's Environmental Impact Report (EIR) for the De Anza Revitalization plan include an alternative that preserves RV camping access as well as recreational opportunities and amenities at current levels. Additionally, per the guiding principles presented to the public at the onset of the planning process, I request an economic study be prepared on all proposals under consideration.

Per section 15131 of the California Environmental Quality Act (CEQA), I am also writing to request that the EIR study social effects any physical changes to the study area would have on the community's current access to affordable overnight accommodations in Mission Bay, as well as any economic impacts that would result from a reduction of the number existing waterfront RV and tent campsites, as well as publicly-available, low-cost amenities and recreation.

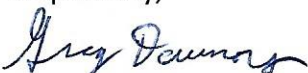
As drafted, the City's preferred alternative would significantly reduce the 838 available affordable RV and tent accommodations in the study area and coastal zone, which have an average daily rate of \$76 and space for up to 6 people. Since the City of San Diego already lacks an abundance of lower-cost overnight accommodations with direct access to the coast, it is important that the social and economic impacts any further reductions would have on the community be thoroughly analyzed and understood.

Reductions to waterfront RV camping would have the biggest impact on access since, unlike other types of accommodations in Mission Bay Park, RV campsites hold far more people at a much lower rate per person. At the same time, they offer similar comforts as costlier hotels lining the Bay. Because of these advantages, they are in-demand accommodations for large groups and families seeking access to Mission Bay's coastline at a price they otherwise could not afford.

For the reasons cited above, I request that you to include in the EIR an analysis of all potential social and economic impacts associated with reducing RV accommodations that exist today in Mission Bay. Whether through modifications to the preferred plan or included alternatives, it would be in the best interest of the City and the public if the EIR studied a land use plan that preserved access to RV camping, as well as existing recreational opportunities and amenities.

Thank you for your consideration.

Respectfully,



Greg Daunoras  
Pacific Beach

**From:** [Greg Daunoras](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Thursday, February 10, 2022 7:56:24 AM  
**Attachments:** [Letter in Support of Campland.pdf](#)

---

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---

Please see attached letter

*Greg Daunoras*  
TEL: 619-807-2044  
E-Mail: [greg92109@yahoo.com](mailto:greg92109@yahoo.com)

February 10, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: De Anza Natural Plan

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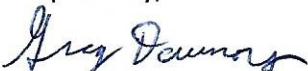
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Thank you for your consideration.

Respectfully,



Greg Daunoras  
Pacific Beach

**From:** [Kay Davies](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 4:26:28 PM

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Mayor Gloria,

You have a once in a lifetime opportunity to restore wetlands to Mission Bay for future use by generations to follow us! How many people can even hope to do something like this? And to then be acknowledged for years for your decision?

Please take advantage of this one time opportunity that will benefit so many. Nature is calling you!

Yours truly,

Kathryn Davies  
San Diego. CA.

**From:** [Terri Davis](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:24:19 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Terri Davis

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Nicole Delgado  
**Date:** Thursday, February 10, 2022 9:47:09 PM

---

Submitted on Thursday, February 10, 2022 - 21:47

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Nicole Delgado

EMAIL ADDRESS:  
nrdelgado86@gmail.com

COMMENT:  
An area dedicated to roller skating would be amazing. Skaters in SD deserve a dedicated skate spot. Skate groups in San Diego meet on a daily basis. There is a very active skate community here and this would be a draw for skaters from all over. Look at Venice Beach for inspo! Don't make San Diego roller skaters compete with basketball and tennis players for a place to skate!



**From:** [Marian Elliott](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:13:13 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Marian Elliott



**From:** [Rita Famulare](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 9:56:59 AM

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Dear City of San Diego Planners

Before you read below I would ask you to consider what is going to happen to all of the current trees and vegetation that will be destroyed if you turn Campland into a marshland. In addition the amount of earth you will have to dig up. It literally make no sense!

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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Thank you for your time,  
Rita Famulare

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Heather Favelukis  
**Date:** Thursday, February 10, 2022 5:58:35 PM

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Submitted on Thursday, February 10, 2022 - 17:58

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Heather Favelukis

EMAIL ADDRESS:  
hearhwravelukis@gmail.com

COMMENT:  
My name is Heather and I'm writing today on behalf of roller skaters and roller bladers in San Diego city and county who are in desperate need of a free dedicated outdoor skating area in the city of San Diego. Ideally we would love to see an outdoor "rink" similar to Liberty Station (where there is a flat smooth concrete pad upon which Radys ice rink sits in the winter) We would love have smooth concrete slab that measures about 65ft x 130ft so around 8000-10,000 square feet in an oblong circular shape to be included in some future development park or redevelopment plans, along with some seating and lighting for the area around the rink. Since Covid, thousands of people in San Diego (and the world!) have picked up roller skating and roller blading along with many lifelong skaters that would love to see a place just for us and that really showcases our San Diego culture and lifestyle. Thanks for the consideration!

**From:** [Mike French](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:15:24 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mike French

**From:** [Mike French](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:20:25 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mike French

**From:** [kg\\_dm\\_america](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [kg\\_dm\\_america](#)  
**Subject:** [EXTERNAL] MBP Wetlands Land Grab  
**Date:** Thursday, February 10, 2022 11:24:34 AM

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A resounding "NO" to the MISSION BAY PARK WETLANDS SPECIAL INTERESTS/POLITICAL LAND GRAB! The original State Charter granting San Diego the parklands specifically states MBP is for the health and recreation of ALL San Diegans. It is limited to 25% commercial use and NOT for designated SPECIAL INTERESTS, who then deprive all people who use the park for its rightful recreational purposes.

In recent years politicians have locked out and locked down MBP to the public. They blocked access to the park, and parking lots during the months of VIRUS CLOSURE - while other parks were open. Then it was LOCKED REST ROOMS during financial and drought hard times when the city said it could not afford to keep bathrooms open or water the grass. Yet the MBP golf course remained open and green, and the city could afford to develop a sectioned-off part of Fiesta Island for a fenced-in Dog Park, despite the fact people with dogs used the entire park and boardwalk during restricted and posted hours.

Now, the mayor and city council (who any park goer knows are never seen at a park, other than maybe the golf course) suddenly know all about park usage and can afford the development of a huge wetlands, a pet-project of the Audubon Society. This project will further restrict park use by the people and visitors of San Diego in these difficult times of lockdowns and financial hardships. Wetlands construction will certainly interrupt and restrict the flow around the park boardwalk crucial to many sports and recreation public uses. It will also reduce available parking for park visitors.

There are many tidelands, wetlands and lagoons in the San Diego area, But only one large, accessible sports and aquatic recreation facility for use by active people for outdoor activity. MBP is rare in that users can enjoy the entire park without constraint or restriction by specific activities. There is an atmosphere of sharing.

This MBP rejuvenation project has been ongoing at periodic meetings for over two years with input from all . But now a new mayor and council want to knee-jerk change it at the last minute while echoing the words of the Audubon Society. Ask yourself why?

The people of SD demand the city observe the laws and enduring spirit governing MBP, and all SD parks, which is: FREE ACCESS and FREE parking for ALL, not just the politically connected

and financially privileged.

MBP is one of the greatest parks in the country, perhaps the world. WE WILL FIGHT TOOTH AND NAIL TO KEEP IT THAT WAY FOR EVERYONE.

Karl G.

KGDM

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Annette Garcia  
**Date:** Thursday, February 10, 2022 5:47:03 PM

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Submitted on Thursday, February 10, 2022 - 17:46

NOP/SCOPING MEETING:

(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:

01/11/2022

NAME:

Annette Garcia

EMAIL ADDRESS:

annette-g@att.net

COMMENT:

Hi there...would love to see the sidewalks to be repaved to be smoother for long distance roller skating . Also to be able to skate smoothly and safely across the streets where the boats dock. Perhaps making it smoother for skaters so we can skate across to the other side to reach the park before fiesta island. The black tar as it is now is not safe for roller skating. It would be great if there was a sidewalk path on the tar for skaters to travel across. The skate community would love an area to skate like in Venice beach as we cannot skate in the basketball courts because it's strictly for basketball players. The Roller skating community is growing and need more safe places to skate. Thank you :)

**From:** [Jessica Garcia](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] McEvoy fields  
**Date:** Thursday, February 10, 2022 7:46:58 AM

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Hello

- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**Jessica Garcia**

Sent from my iPhone



**From:** [Tricia Garcia](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 11:00:54 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you

Campland is so nice, close to the water and many activities you could enjoy on the campsite without leaving and that's why I love spending time here. And knowing I could always bring my pup! This is the place I think of when going on vacation!

Thank you for your time,  
Tricia Garcia

**From:** [matt@cheap-rentals.com](mailto:matt@cheap-rentals.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Thursday, February 10, 2022 2:22:16 PM  
**Attachments:** [De Anza Natural Plan Letter\\_Matt Gardner 021022.docx](#)

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Mr. Moore,

My name is Matt Gardner, business owner, city resident and Mission Beach Town Council past president board member. Please find attached my submission for consideration in regards to the scoping period on the De Anza Natural Plan. I appreciate your department's hard work and urge your strong consideration to this holistic viewpoint. My cell phone is included in my signature below for any further clarification or feedback.

Thank you,

Matt Gardner

(858)220-2781

Mission Beach Town Council: Past President

Business Owner/Entrepreneur

Involved Citizen

February 10, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: De Anza Natural Plan

Dear Mr. Moore,

As a Mission Beach Town Council member, resident and businessowner, I am writing to request that the City's Environmental Impact Report (EIR) for the De Anza Revitalization plan include an alternative that preserves RV camping access as well as recreational opportunities and amenities at current levels. Additionally, per the guiding principles presented to the public at the onset of the planning process, I request a thorough economic study be prepared on all proposals under consideration so that the full range of impacts can be understood by the City and its residents prior to adoption.

As you know, waterfront RV and tent camping in northeast Mission Bay is a beloved recreational pastime for hundreds of thousands of residents and visitors each year. San Diego's Campland on the Bay and Mission Bay RV Resort in Mission Bay Park stand apart as the City's sole recreational vehicle (RV) and tent campgrounds offering affordable, direct beachfront access for families.

Each year, these campgrounds host hundreds of thousands of visitors, many of whom are local residents, accommodating a wide array of RV and tent camping and aquatic recreation. Most notably, visitors enjoy an average daily rate of \$76 for and space for up to six people per campsite, a tremendous value compared to the waterfront hotels in Mission Bay, which can average \$350 or more per night. In fact, throughout this planning process, more community feedback was submitted in favor of preserved or expanded waterfront camping than any other use under consideration. The City of San Diego has a critical need for affordable coastal accommodations, and the Mission Bay Park Master Plan recommends that up to 60 acres of the De Anza peninsula be set aside for waterfront RV camping for this very reason.

Despite this, the City's preferred plan limits campsites to 600 spaces or less, a drastic and unnecessary reduction to San Diego's already scarce supply of affordable coastal accommodations. It is also well worth noting that these campsites host a unique opportunity for ecological education and appreciation while Campland serves as an ecological ambassador for Mission Bay. I ask that the draft EIR study an alternative that goes further to reflect community input and market demand for waterfront RV camping and recreation, both of which are identified as priorities in the Master Plan. Doing so would simply allow the City to have a more complete range of options when the issue comes before the Council for a vote.

The De Anza Natural Plan deserves credit for its efforts to improve the ecological aspects of northeast Mission Bay. However, such measures are still possible without reducing or removing existing recreational resources and infrastructure for affordable waterfront RV camping that has been faithfully serving the public for generations.

In addition to being an affordable, low-impact recreational use, camping creates a strong source of income for Mission Bay Park and the City at-large. To fulfill the promises of a final De Anza General Development Plan, there will need to be significant ongoing funding sources.

In 2021 alone, Campland on the Bay and Mission Bay RV Park are estimated to have had more than 435,00 visitors and generated nearly \$5 million in tax and lease revenues for City, and this figure does not even include the tourism dollars generated from campers visiting nearby businesses. To better understand the impacts of the alternatives under consideration, and ensure consistency with the project's guiding principles, please ensure all alternatives undergo a robust economic analysis that quantifies:

- The current revenue generated by Campland on the Bay and other leaseholds currently in the study area.
- The anticipated effects of the City's preferred alternative, including a 40% (or greater) reduction in current camping, and the resulting economic impacts this would have on:
  - Local businesses
  - TOT monies
  - The Mission Bay Park Improvement Fund
- The cost and funding sources of the amenities that the City is proposing in its preferred alternative.
- Per [Section 15131](#) of the California Environmental Quality Act (CEQA), the EIR should also study the social effects any physical changes to the study area would have on the community's current access to affordable overnight accommodations in Mission Bay, as well as any economic impacts that would result from a reduction of the number existing campsites.

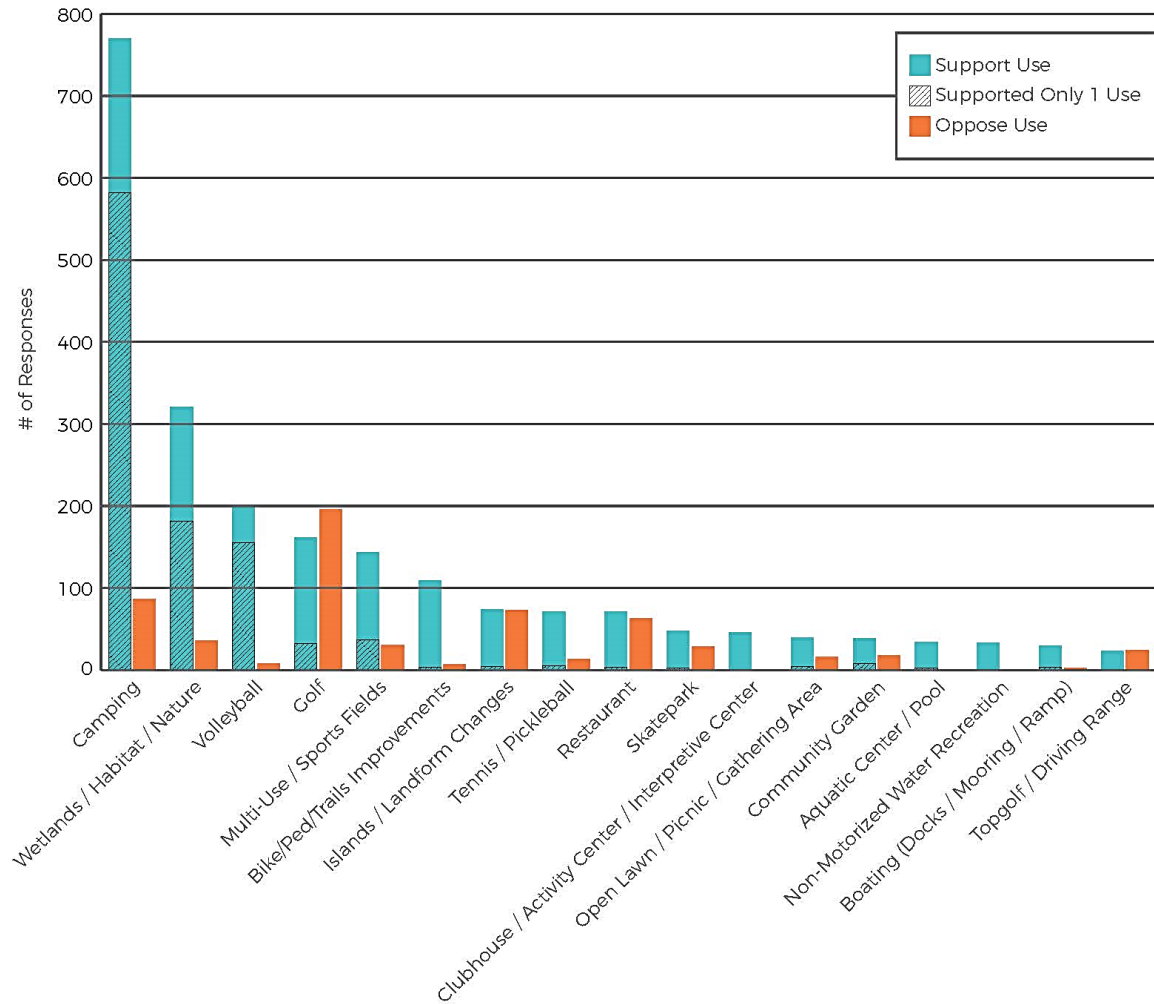
For the reasons cited above, I strongly urge you to include in the EIR an analysis of all potential social and economic impacts associated with reducing RV accommodations that exist today in Mission Bay. Whether through modifications to the preferred plan or included alternatives, it would be in the best interest of the City and the public if the EIR studied a land use plan that preserved access RV camping, as well as existing recreational opportunities and amenities.

Thank you and please do not hesitate to contact me if you have any questions.

Respectfully,

Matt Gardner  
Local business owner  
Mission Beach Town Council

**Figure 5. Overall Support of Specific Uses**



**From:** [richard.genovese](#)  
**To:** [PLN.PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:38:34 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, our family have enjoyed Campland on the Bay and Mission Bay RV Resort. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
richard genovese

**From:** [Tami Gonzales](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 11:09:49 AM

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Dear City of San Diego Planners

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My family has been camping at this resort since I was a kid. I am now a 50-year old woman and I have been bringing my husband and kids here since my kids were born...and I have a 30 year old! We go to Campland a few times a year (during the pandemic it was difficult) and my entire extended family LOVES camping at Campland. We have some of our favorite family memories at this campground. PLEASE, PLEASE, PLEASE do not take this away from us!

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Tami Gonzales

**From:** [Vanessa Griffen](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 9:15:16 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Vanessa Griffen



**From:** [Frank Guzman](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 7:52:58 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My family has held our reunion at Campland year after year, it has provided a place for all of us to get together and have fun the family and friends, there are about 100 of us that get together at Campland every year, the memories we create here for the kids and ourselves are price less, please come up with alternative for Campland do not shut it down. I have been coming here to camp for a long time, please do not shut it down can you please compromise

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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Thank you for your time,  
Frank Guzman

**From:** [Megan Hahn](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Youth Sports: Bob McEvoy Fields  
**Date:** Thursday, February 10, 2022 1:08:03 PM

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To Whom It May Concern:

My family lives in Pacific Beach - a family of 4 with 2 young children. We hope to make Pacific Beach our home for the future and we see the growth and positive that's come from families in the community, but measures like removing Youth Sports fields drive people like me - taxpayers and good citizens - to Encinitas and North County. Help us stay here by helping our children!

Best,

Megan Hahn

- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

**From:** [Lesley H](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] RE: De Anza Natural NOP  
**Date:** Thursday, February 10, 2022 11:07:29 PM  
**Attachments:** [20220210\\_DeAnzaNatural.pdf](#)

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To Whom It May Concern,

Attached are my comments on the De Anza Natural NOP. I greatly appreciate all of the work the City of San Diego has put forth on this project. Thank you for your time and consideration.

Respectfully,

Lesley Handa  
Handa Ornithology Lab



Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Alan Hanson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 10:38:07 AM

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

In this time of the huge increase in the demand for RV campgrounds clear across our entire nation, it very much seems like a terrible time to actually be eliminating existing facilities.

Thank you for your time,  
Alan Hanson

**From:** [David Helton](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:37:57 PM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
David Helton

**From:** [Rex Heminger](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:16:44 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Rex Heminger

**From:** [Lucy Hemingway](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:21:42 AM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

I first visited Campland with my father in July 2017. We had a fantastic weekend with extended family and friends. Sadly, my father passed away unexpectedly a few months later and I inherited his RV.

In 2018, my daughter, a UC San Diego student was struggling with anxiety and life threatening depression. She was on the verge of dropping out of school when I asked her if she'd like to live in Campland in Grandpa's RV. She did and Campland gave her a serene environment in which to study. She was 15 minutes from school and was able to attend classes and retreat back to Campland. Her father and I were able to spend time with her that wouldn't have been possible in the dorms.

Today my daughter has graduated from UCSD with a degree in psychology and is studying to help other people with mental illnesses.

Our family is forever grateful to Campland for the great hospitality. My husband and I have come back to Campland for weekends and are hoping to spend a month again soon.

Please work to preserve Campland!

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Lucy Hemingway

**From:** [Gloria Henson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [glo](#)  
**Subject:** [EXTERNAL] De Anza "Natural" Plan public comment  
**Date:** Thursday, February 10, 2022 6:08:29 PM

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I write these comments at the request of my neighbors (identified below) who share my serious concerns for the direction the City Staff and Mayor's office seem to have recently taken regarding the 're-wilding' of the north east corner of Mission Bay Park.

The De Anza peninsula acreage was vacated by the De Anza trailer parks illegal squatters, several years ago. They left dozens of uninhabitable trailers, walls and fences making the publically owned property unsafe for use. Three years ago large citizen groups attended three City sponsored community meeting to define plans for enlarging the public space in De Anza Park. The over whelming majority voted (at least twice in the three meetings) to maintain Mission Bay golf course, **AS IS** and to enlarge the existing recreational sports fields. The same majority voiced strong preference to keep the beautiful grass areas along Interstate 5 for volleyball, picnics and family gatherings as well maintaining the look of this beautiful entrance into San Diego via Interstate 5 South. Very few wanted any serious changes made to the park area. The City Council honored the public's preferences, so we thought.

Now, we understand the City Staff has come to agreement with the LA Audubon Society's claims that the north east corner of the World Famous Mission Bay Aquatic Park would be better utilized if:

- the recreational and sports fields are reduced in size
- the beach and shoreline access, park and picnic space is reduced
- the number of overnight camping spaces are reduced
- and the very popular Mission Bay Golf course is reduced in size (currently only 2700 yards verses a standard 5000-7000 yds. golf course)
- All of this done by removing thousands of cubic yards of grass,



trees and landscaped park to create a marsh and 'natural' sand dunes.

Back in the 1950-60's there were sand dunes along what was then, Pacific Coast Highway and they **smelled** at every low tide. There were **mosquitos** from the stagnant water in the area and DDT was sprayed down our street, Thomas St. in Pacific Beach. The City residents loved what their City government created when they removed the smelly dunes.

There are over 15 million visitors to Mission Beach every year. During the CoVid pandemic, once the beaches were re-opened, even more residents and visitors escaped to beautiful Mission Bay Aquatic Park, to get outdoors, without spending a fortune. It appears CoVid may be here to stay, in one format or another. Going to the beach will be one of the few affordable ways to keep the family healthy enjoying the outdoors.

The Mission Bay Golf course is the most popular and frequented location with 102,025 rounds of golf played in 2021 and 60,441 rounds during OPEN months in 2020. Second is the sports fields and tennis. It is very affordable (\$17 for S.D. residents). See the chart below defining the recorded hours and participants usage (City Golf Course records and Scheduled baseball, soccer, and tennis records for 2021). The additional space left by the trailer park, is enough space to fit everything and add more, not less!!

Make it better, not worse for people!!!

The Audubon Society claims digging up the existing grass, trees and park will help reduce the carbon foot print. That is just not accurate. Yes, marsh helps absorb carbon, but so does grass, trees and shrubbery which currently exist 3-4 feet above the projected marsh and dunes levels?

- What is the carbon footprint of destroying the existing park?
- What is the carbon footprint of digging up the existing peninsula, possibly destabilizing the whole north east end of Mission Bay?
- Balboa Dr. at Mission Bay is one of only two main exits to leave Mission and Pacific Beach. What happens when the land is lowered 3 feet to create a MARSH? Is it still an exit for Tsunami emergency, or sea level rise?
- The cost and time required to turn the existing PARADISE into a MARSH is not desirable when any conscience is applied or voted on by the

vast majority of San Diegans.

Please, please, please do not cause significant damage to a wonderful park to satisfy unfounded 'ecological benefits' over people's daily needs. Healthy people need to get out doors by enjoying our beautiful Mission Bay Park, not be tortured with a re-established mosquitos problem and very smelly "natural sand dunes" **created for birds and animals, not people.**

Oh yes, I forgot to mention, the current bacterial contamination in Mission Bay is 67% avian waste, 9% canine waste, 5% human, 5% marine mammal, 4% other mammal waste plus 10% unknown. What will it increase to when additional avian and animal waste is added from the enlarged MARSH?

Please consider our position and do not go forward with Marsh on the east side of Rose Creek or reducing existing recreational facilities. Move Campland to the peninsula and enlarge the marsh on the east side of Rose Creek. Make NO earth moving changes. Please!

Respectfully, Gloria & Steve Henson, 3620 Bayside Walk, SD92109

Martin Schrader, Niantic Ct.

Dave & Joyce Kaverdis, Bayside Walk

Judith Land, Bayside Walk

Sam & Kris Weller, Bayside Walk

Jeff & Carolyn Greer, Bayonne Dr.

John Scott, Bayside Walk

**From:** [Amber Herzog](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:12:40 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My family and I were born in San Diego and the only affordable way for us to visit our home city is to camp a couple of times a year. Our entire family of more than 60 members meet at one of the two campgrounds for a week long trip. We go to all of our normal locations: Sea World, Mission Bay, the zoo and so many more. We eat out, we shop, we socialize. Most importantly we connect to our family members still in the area. Please don't take that away from us.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Amber Herzog

**From:** [liz patu](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Regarding De Anza Cove  
**Date:** Thursday, February 10, 2022 12:39:59 PM

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To Whom It May Concern,

I am deeply saddened, angered and worried about the DeAnza Cove proposal. I can understand our environment is important, but what are we sacrificing? Rose Creek should be better taken care of but not destroying a park, Bob McEvoy, that is a safe haven for our community. McEvoy is a sports park that is widely used by various leagues and teams. The leagues are soccer, baseball and softball.

In 2016 my family moved to the Mission Bay area. It was an emergency military move regarding my teen child that was diagnosed with mental health illness, while living overseas. Admiral Hartman, military housing, was only two of the areas in San Diego, that was available to us. It's very hard to find an available four bedroom home for military officers. As we adjusted you our new community, we discovered a baseball and softball league in our neighborhood. These leagues are located on McEvoy, the land proposed in the DeAnza Cove. Many of children playing in the leagues are military dependents and long time residents of Mission Bay, Pacific Beach, Claremont, North Park, just to name a few.

Along with softball and baseball we also have the soccer league. McEvoy Park is a blessing. It gives our children a place to participate in various sports. These leagues are affordable to many families. It's a place various communities are able to gather to provide healthy activities for our youth. Sports help with the struggles we have inherited due to the pandemic. Mental health has become a common disturbance not only our children, but adults as well. This park continues to give us the opportunity to give our children the means to help release whatever anxiety and stresses they may not be able to verbalize. It's a safe place to develop self-esteem, social skills, sharing and a common joy of playing. As a parent, sports provide a place our older children can be safe and stay out of trouble. It is also a good opportunity for the parents to bond with their children as they help out with practice. A good number of volunteer coaches, past and present, have played on the same fields as children. Some have sat on the league Boards and some have donated equipment and money to help out.

We have many areas for water sports but not for the ones requiring fields. The school fields are costly for private use. The recreation sports can also impede on school teams. Not all parents can afford clubs or travel ball. Besides our youth, McEvoy fields are used by other teams. The adult softball teams play games at night, since that is the only field with lights. The elderly team have games during the day, as schools are in session. During Covid restrictions all school fields were closed for practice. McEvoy was open for use, if Covid Rules were kept. College, travel, Mission Bay High School teams utilized the fields until their school fields opened up. Games were not allowed, but training was. With the gyms closed for indoor use, people also came with their own equipments and worked out on the fields.

The location of McEvoy is prime. It's close to the high school, freeways and bike path. It is away from the busy congested streets, that are also lined with bars as you drive further west. The older youth are able to commute on bikes and walking while not running into intoxicated adults. The military housing is within walking distance and the majority of the households have families. Within a mile there are two elementary schools. There is a good size amount of families that will benefit from having sports available nearby. With the bike path running along side the fields, it helps the kids who bike to practice commute safely. The bike path and the fields, help both pedestrians and athletes have more eyes for safety in numbers. I have utilized the bike path with my children and I feel much safer when I see someone along the path. I avoided the lights and crazy drivers that run red lights, yes, there are many. It's the safest way for a pedestrian to cross from Balboa Avenue to Grand Avenue.

I do beg of you to reconsider destroying McEvoy. You maybe saving the environment, but to the cost of our community, especially our children, is monumental. Our community needs a place that is affordable, safe and able to utilize. If you take this sports field away, there is no space available to relocate. There are no fields nearby that could accommodate three different leagues. Yes, it's crowded but we share it respectfully. Destroying this wonderful space, that gives so much joy, will deny our children and community a place to gather for a low cost. It will deny a chance to learn a sport and social skills. Please, figure out what you can do to the mobile homes that sit empty along the Mission Bay or the Rose Creek clean up all the way to the bike path along the 5 freeway. Bob McEvoy fields is a gem for our community and the fields are not neglected. They are used throughout the year. Please, let's find a way to clean up our environment and not destroy a place that we strongly need.

Respectfully,

Liz Hicks  
(proud mother of three athletes and concerned citizen)

- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.

**From:** [STEPHEN Higgins](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 7:22:12 PM

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Dear City of San Diego Planners

We have been camping at Campland and Mission Bay RV for 30+ years. Please dont change a thing !!

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
STEPHEN Higgins

**From:** [Martin Hoffman](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 4:01:28 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. These campgrounds provide an opportunity for others to visit and spend money in your city. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Martin Hoffman

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Lylan Hughes  
**Date:** Thursday, February 10, 2022 5:43:01 PM

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Submitted on Thursday, February 10, 2022 - 17:42

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Lylan Hughes

EMAIL ADDRESS:  
carmelsmiles858@gmail.com

COMMENT:  
Request for a skate court.



**From:** [Courtney Janson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:05:22 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Courtney Janson

**From:** [Kristi Kelly](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:16:14 PM

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Dear City of San Diego Planners

We have camped at Mission Bay RV Park for many years. My husband worked his whole career in Homebuilding in San Diego. For Luke Company, Lennar Homes, Colrich and Top Mark. Many times we would camp and my husband went to his job all around San Diego. Now we camp there while visiting our grandson at San Diego State. Please do not decrease the camp sites in San Diego they provide a safe environment for us. You don't have very many camping choices. Thank you for listening to my point of view.

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Kristi Kelly

**From:** [Ms Rebecca Kercado](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.  
**Date:** Thursday, February 10, 2022 7:24:58 PM

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- I want to voice my support of the **preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.**
- The McEvoy Fields were constructed on private land **dedicated to the City for the purpose of youth sports.** The De Anza Cove plan must preserve the existing field complex.
- The destruction of this field complex would eliminate the MBYB youth baseball and MBGS girls softball leagues within our community and severely impair PYSL youth soccer to operate by eliminating fields.
- Our **families and children need a place to play soccer, baseball, softball, and other active sports in our community.**

[Sent from Yahoo Mail on Android](#)

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Hayley Kline  
**Date:** Thursday, February 10, 2022 5:35:15 PM

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Submitted on Thursday, February 10, 2022 - 17:35

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Hayley Kline

EMAIL ADDRESS:  
hayleyekline@gmail.com

COMMENT:  
Hi! I would absolutely love if a skate court would be included in these plans. Not only would it attract onlookers, but it would be well loved by the San Diego roller skating community, myself included. Hope that this will be considered!  
Thank you,  
Hayley Kline

**From:** [VEEA KNIGHT](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 7:58:46 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
VEEA KNIGHT

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Megan Lampkin  
**Date:** Thursday, February 10, 2022 6:27:07 PM

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Submitted on Thursday, February 10, 2022 - 18:27

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Megan Lampkin

EMAIL ADDRESS:  
sk8isenough@gmail.com

COMMENT:  
Please consider providing a smooth, flat, dedicated roller skating area with 7 days/week access. Our city is long overdue for a space like this and the need hasn't been this high since the 80s. The San Diego Tourism Authority ad launched in 2019 has roller skaters in it, which implies it's allowed in the city. Yet, it is a legitimate struggle to find a sufficient space to skate where there isn't the threat of being kicked out and/or have issues with pedestrians, bikes and skateboards, etc.  
Please keep in mind that skating is not just rolling down the sidewalk or boardwalk. Also, the boardwalk is less than ideal for skating due to the sand and heavy traffic already in the area.  
Venice Beach has a very good example of a dedicated space for roller skating. Due to the design and separation from the heavily traveled pathways, skaters can reasonably expect to enjoy the space and not have to worry too much about cross traffic and the music isn't an annoyance. Thank you for your consideration

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Steven Lampkin  
**Date:** Thursday, February 10, 2022 8:07:53 PM

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Submitted on Thursday, February 10, 2022 - 20:07

NOP/SCOPING MEETING:

(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:

01/11/2022

NAME:

Steven Lampkin

EMAIL ADDRESS:

pcbob@hotmail.com

COMMENT:

We the roller skating community are requesting an area be developed for roller skating and rollerblading ONLY. The existing skateparks do not provide a large flat surface for us to skate as we would in a rink. Skating in skateparks can be dangerous because when a skateboarder falls off their board it becomes a projectile that is dangerous to skaters. We need our own area similar in size to the Liberty Station area or larger. The surface should be level court grade concrete with minimal expansion joints. The size should be 80'x200', it should also have an exemption to the sound ordinance so we can play music loud enough to cover the area at a comfortable volume.

**From:** [Nancy Langford](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:24:37 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

So many people use our beautiful Mission Bay and it would be a shame on San Diego to take away our park to give to the birds! There is so little camping space in San Diego and Campland is one of the best! So many activities for families to enjoy. We have allocated too much property for the birds, around the bay and Fiesta Island.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Nancy Langford



**From:** [Chris Lavoie](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:35:28 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Chris Lavoie

**From:** [Hanna Lewis](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 5:00:42 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. This campground means so much to our family and so many other families who comes to enjoy the facilities and make unforgettable memories that will last a lifetime. All while in a natural environmental state so that our youth will learn to appreciate, conserve and protect it!

Thank you!

Thank you for your time,  
Hanna Lewis

**From:** [Jennifer Liebthal](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission Bay Getaway Project - comment/concerns  
**Date:** Thursday, February 10, 2022 10:14:15 AM

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To whom it may concern,

First I want to thank those who put so much time and effort into this planned for Mission Bay Park. I love that it provides opportunities to expand recreational opportunities needed by the local community while also improving facilities already present.

However I do have some comments/concerns below.

- I was told that the golf course may be shrinking to a nine hole course. The picture seems to still show an 18 hole golf course.. I do hope that that does not change. So many of us in the local area use this golf course and it is a great facility to have in the area.

- I noticed that there is a proposal for a new aquatic center to be put in place of the current boat club. The boat club brings not only access to Rose Creek to the public but they also provide live music and other opportunities to the general public as well. I think it would be a great loss to the community. Being so close to the beach I just don't find value in an aquatic center. Especially when we already have many options in the area.

- I would love to see some sand volleyball courts go in. There are an abundance of volleyball players in this area and definitely not enough courts or even space for them to play in as they continually get pushed off the bay and beaches in the area.

- I would love to see some of the tennis courts be converted into pickle ball courts. Pickleball is the fastest growing sport in the nation and we do not have any public access pickle ball courts in the PB/MB area currently. The Pacific Beach community center does have 2 courts however they are overlapped on basketball courts and most of the time have basketball players playing so you cannot use them. As well as the asphalt is cracked everywhere so it is not really the best place to play Pickleball.

Thank you for your hard work and consideration,  
Jennifer

**From:** [Matthew Link](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:22:26 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Matthew Link

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Cynthia Lopez  
**Date:** Thursday, February 10, 2022 5:57:05 PM

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Submitted on Thursday, February 10, 2022 - 17:57

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Cynthia Lopez

EMAIL ADDRESS:  
hellokitty.cl9@gmail.com

COMMENT:  
There are too many skateboards parks in sd and over due on a roller skating court! We have families with children and many other sd residents that still roller skate but are struggling in finding an designated area. We are being kicked out from public areas in mission bay to balboa park. I have numerous footage of skater's in agreeing with me, they have been asking since the 80's for help, San Diego has skateboard parks everywhere but no flat roller rink that gives the public access for a recreational sport "rollerskating", There are so many gains by doing so, so many benefits, helps business, brings tourism interest, helps health, body, and soul. Controls Obesity, mentally illness, and emotional state of minds, it brings joy and happiness, less crime and keeps kids off the street by doing something they love to do, roller skating and music brings families together and the city will be a hero by providing the first skating flat (skate Court) that has been asked since the early 80's!

**From:** [Michael Maher](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:34:53 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront camping and recreational access within the study area that is available today. In my view Campland has been a good neighbor should not be penalized. We have utilized their services many times since it opened in '69. When our kids were little it was a great place to expose them to urban camping and birdwatching. Now, retired, we spend weeks camping on the bay just for relaxation and enjoyment. Please don't make it harder for us to access camping on the bay.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Michael Maher

**From:** [Beth Mather](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] DeAnza Natural  
**Date:** Thursday, February 10, 2022 5:46:35 AM

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I urge you to maximize the amount of wetlands. This is important for many reasons including carbon sequestration and a barrier against sea level rise. We are in a frightening new era of dramatic climate change and we need to respond in both small and dramatic ways. Please think about our kids and grandkids when you vote.

Sincerely,

Elizabeth Mather

Sent from my iPad



**From:** [sarah.mattinson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan  
**Date:** Thursday, February 10, 2022 9:47:10 AM  
**Attachments:** [campland letter of support.docx](#)

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February 10, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

RE: De Anza Natural Plan

Dear Mr. Moore,

As a Mission Beach Town Council member, small business owner and resident, I am writing to request that the City's Environmental Impact Report (EIR) for the De Anza Revitalization plan include an alternative that preserves RV camping access as well as recreational opportunities and amenities at current levels. Additionally, per the guiding principles presented to the public at the onset of the planning process, I request a thorough economic study be prepared on all proposals under consideration so that the full range of impacts can be understood by the City and its residents prior to adoption.

As you know, waterfront RV and tent camping in northeast Mission Bay is a beloved recreational pastime for hundreds of thousands of residents and visitors each year. San Diego's Campland on the Bay and Mission Bay RV Resort in Mission Bay Park stand apart as the City's sole recreational vehicle (RV) and tent campgrounds offering affordable, direct beachfront access for families.

Each year, these campgrounds host hundreds of thousands of visitors, many of whom are local residents, accommodating a wide array of RV and tent camping and aquatic recreation. Most notably, visitors enjoy an average daily rate of \$76 for and space for up to six people per campsite, a tremendous value compared to the waterfront hotels in Mission Bay, which can average \$350 or more per night. In fact, throughout this planning process, more community feedback was submitted in favor of preserved or expanded waterfront camping than any other use under consideration. The City of San Diego has a critical need for affordable coastal accommodations, and the Mission Bay Park Master Plan recommends that up to 60 acres of the De Anza peninsula be set aside for waterfront RV camping for this very reason.

Despite this, the City's preferred plan limits campsites to 600 spaces or less, a drastic and unnecessary reduction to San Diego's already scarce supply of affordable coastal accommodations. I ask that the draft EIR study an alternative that goes further to reflect community input and market demand for waterfront RV camping and recreation, both of which are identified as priorities in the Master Plan.. Doing so would simply allow the City to have a more complete range of options when the issue comes before the Council for a vote.

The De Anza Natural Plan deserves credit for its efforts to improve the ecological aspects of northeast Mission Bay. However, such measures are still possible without reducing or removing

existing recreational resources and infrastructure for affordable waterfront RV camping that has been faithfully serving the public for generations.

In addition to being an affordable, low-impact recreational use, camping creates a strong source of income for Mission Bay Park and the City at-large. To fulfill the promises of a final De Anza General Development Plan, there will need to be significant ongoing funding sources.

In 2021 alone, Campland on the Bay and Mission Bay RV Park are estimated to have had more than 435,00 visitors and generated nearly \$5 million in tax and lease revenues for City, and this figure does not even include the tourism dollars generated from campers visiting nearby businesses. To better understand the impacts of the alternatives under consideration, and ensure consistency with the project's guiding principles, please ensure all alternatives undergo a robust economic analysis that quantifies:

- The current revenue generated by Campland on the Bay and other leaseholds currently in the study area.
- The anticipated effects of the City's preferred alternative, including a 40% (or greater) reduction in current camping, and the resulting economic impacts this would have on:
  - Local businesses
  - TOT monies
  - The Mission Bay Park Improvement Fund
- The cost and funding sources of the amenities that the City is proposing in its preferred alternative.
- Per [Section 15131](#) of the California Environmental Quality Act (CEQA), the EIR should also study the social effects any physical changes to the study area would have on the community's current access to affordable overnight accommodations in Mission Bay, as well as any economic impacts that would result from a reduction of the number existing campsites.

For the reasons cited above, I strongly urge you to include in the EIR an analysis of all potential social and economic impacts associated with reducing RV accommodations that exist today in Mission Bay. Whether through modifications to the preferred plan or included alternatives, it would be in the best interest of the City and the public if the EIR studied a land use plan that preserved access RV camping, as well as existing recreational opportunities and amenities.

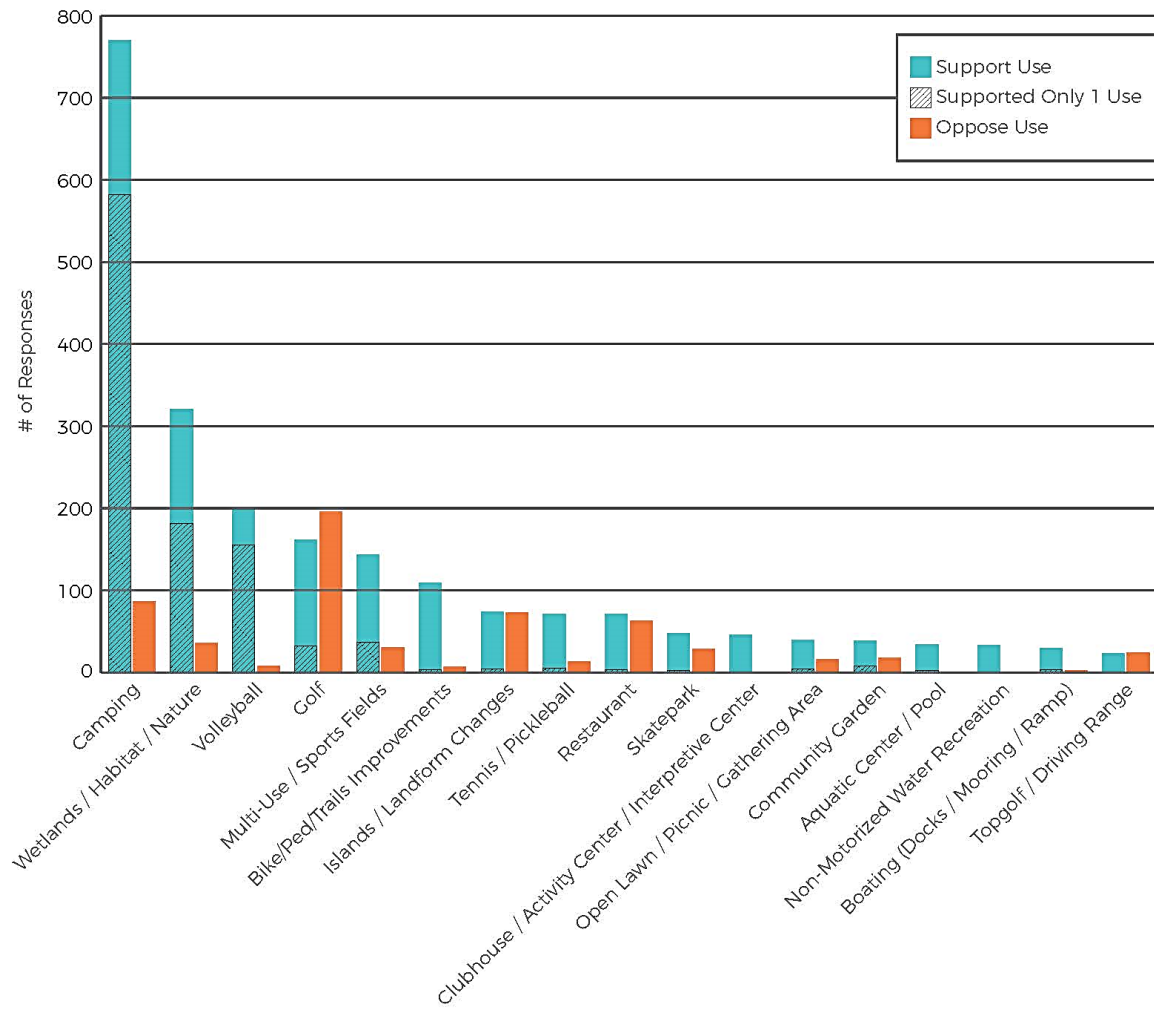
Thank you and please do not hesitate to contact me if you have any questions.

Respectfully,

Sarah Mattinson  
Mission Beach Town Council and Owner of Olive Café and Olive Baking Company

Attachment: City of San Diego De Anza Revitalization public feedback exhibit

**Figure 5. Overall Support of Specific Uses**



**From:** [Sally McCabe](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 2:18:43 PM

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On behalf myself and my spouse, Margie Folkner, I submit this comment on the subject proposal. We are residents of San Diego, living in the Talmadge area.

We support the ReWild Mission Bay “Wildest” Plan. Margie and I frequent the city’s jewel of Mission Bay to walk along the shoreline, bike, and kayak. Often, De Anza Cove, and some other areas in the eastern portion of the bay, are so polluted, it is unsafe for us to kayak or enter the water. The increase of wetlands in the plan recommended by the ReWild Coalition would facilitate the natural forces that filter the water and flush the bay.

We also request the city focus on the long-term health of the ecosystem in the bay, both for the wildlife and those humans who come after us. We also concur in the need for inclusion of planning for anticipated sea level rise.

Thank you for your consideration of our views.

Sally McCabe, 4969 Dick Street, San Diego, CA, 92115

**From:** [Steve MD](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:47:00 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Steve MD

**From:** [ALVIN MEARS](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 11:47:18 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

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For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
ALVIN MEARS

**From:** [CORI MEIJER](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:39:14 PM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
CORI MEIJER



**From:** [Ralph Mesa](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:31:27 PM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Ralph Mesa

**From:** [Andrew Meyer](#)  
**To:** [Malone, Rebecca](#); [Sandel, Scott](#); [Moore, Jordan](#); [PLN\\_PlanningCEQA](#)  
**Cc:** [Karin Zirk](#); [Jim Peugh](#)  
**Subject:** [EXTERNAL] Emails to planning for De Anza comments  
**Date:** Thursday, February 10, 2022 11:50:38 AM

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Hi Becky, Scott and Jordan,

Karin Zirk of Friends of Rose Creek, cc'd here, sent in an email comment about the De Anza Natural Plan but received an email response that is cryptic but doesn't sound so good. The email response is below; can you just let us know that you've received the comments from Friends of Rose Creek and it wasn't deleted?

Thanks, Andrew

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**From:** Malone, Rebecca <[RMalone@sandiego.gov](mailto:RMalone@sandiego.gov)> **On Behalf Of** PLN\_PlanningCEQA  
**Sent:** Thursday, February 10, 2022 10:09 AM  
**To:** Friends of Rose Creek <[info@saverosecreek.org](mailto:info@saverosecreek.org)>  
**Subject:** Not read: [EXTERNAL] PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan) / SCH No.: 2018061024 LOCATION: Mission Bay Park - De Anza Cove  
**Importance:** High

Your message

To: PLN\_PlanningCEQA  
Subject: [EXTERNAL] PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan) / SCH No.: 2018061024 LOCATION: Mission Bay Park - De Anza Cove  
Sent: Thursday, February 10, 2022 10:07:32 AM (UTC-08:00) Pacific Time (US & Canada)

**was deleted without being read on** Thursday, February 10, 2022 10:08:51 AM (UTC-08:00) Pacific Time (US & Canada).

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Andrew Meyer (he/him/his)

Director of Conservation



4010 Morena Blvd., St. 100, San Diego, CA 92117

Office: 858-273-7800, 101

[Website](#)   [Facebook](#)   [ReWild Mission Bay](#)

Be the hope for birds, wildlife and their habitats. [Become a Friend](#) today!

Please stay connected by signing up for our [eNews mailing list](#) and seeing the latest happenings in our [Newsroom](#).

**From:** [Paul Mingo](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:00:34 AM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Paul Mingo

**From:** [Minna](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 3:02:43 PM

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Please make functional, resilient wetlands be the priority for this portion of the bay. These include:

- Increase the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City reach their Climate Action Plan goals.
- Increase the wetland acreage to the Wildest amount, because more wetlands mean better protection from sea level rise.
- Showcase resilient reconnection and recreation opportunities that emphasize Native American cultural leadership, low-impact camping, and non-motorized boating.

Cheers,  
Laura Minna-Choe  
92130

**From:** [ywachtel@hotmail.com](mailto:ywachtel@hotmail.com)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Mission fields  
**Date:** Thursday, February 10, 2022 8:44:19 AM

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Hi, please don't tear this down. We love this park. We come here every morning and have a little community meet up with our dogs. The park is always full on weekends with games and we all love the area. It would be a shame to take this away from us as we all love it and cherish the property. Thank you!

Miriam

**From:** [Heidi Mora](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:24:50 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Heidi Mora

**From:** [Walter Mulvihill](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 8:58:40 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Walter Mulvihill



**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Courtney Okamoto  
**Date:** Thursday, February 10, 2022 9:46:42 PM

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Submitted on Thursday, February 10, 2022 - 21:46

NOP/SCOPING MEETING:

(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:

01/11/2022

NAME:

Courtney Okamoto

EMAIL ADDRESS:

cbrebbia@gmail.com

COMMENT:

Please create a skate plaza like the one in Venice Beach. Many people all over the world started skating during the pandemic and there has been a huge resurgence in the sport. Artistic and Jam skaters need a smooth flat surface to skate on and the only place we have in San Diego is the concrete area at Liberty Station where the Rady's Children's Ice Rink is in December. The area is not intended for skating and there are often private events when the area is closed. Skaters need a dedicated space that is designed for skating. It would also benefit the city because skating tourism has become really popular. A skate plaza at Mission Bay would make San Diego a premier vacation destination for skaters all over the globe. Thank you for your consideration!

**From:** [Erik Olson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:00:27 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Erik Olson

**From:** [Summer Olson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:35:09 PM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Summer Olson

**From:** [Kim Palmer](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:45:16 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Kim Palmer

**From:** [Linda Pardy](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 8:39:24 AM

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Please increase wetland acreage in the De Anza Natural alternative to provide the following: (1) habitats for fish and wildlife to reproduce and thrive, (2) improved water quality to Mission Bay through filtration of nutrients by wetland plants, (3) functional wetland that provides resting, foraging, reproductive, and nurturing habitats for fish, invertebrates, birds, and wildlife; (4) long-term sustainability of fish and wildlife populations through time, and (5) benefits to the aesthetic enjoyment of people now and in future generations that appreciate nature.

Thank you for considering these comments on your CEQA documents.

Linda Pardy  
2707 K Avenue  
National City, CA 91950

Sent from my iPad

**From:** [felix perez](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 9:52:12 AM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
felix perez

**From:** [Cissy](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Preserving youth sports complex  
**Date:** Thursday, February 10, 2022 6:25:14 AM

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- I want to voice my support the preservation of the Bob McEvoy Youth Sports fields in the De Anza Cove plan.
- The McEvoy Fields were constructed on private land dedicated to the City for the purpose of youth sports .
- Our families and children need a place to play soccer, baseball, softball and other active sports in our community.
- The destruction of this field complex will eliminate the MBYB boys baseball and MBGS girls softball leagues within our community.
- The destruction of this field complex will severely impair the ability for PYSL soccer to operate by eliminating one of its primary fields.
- The DeAnza Cove plan must preserve the existing field complex.
- This complex is a wonderful family friendly environment where kids gather for exercise and fun.

Thank you,

Cissy Phillips

**From:** [Swimski55](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 12:43:20 PM

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I fully support the current plan. It is a good balance between current uses (golf, low cost camping, and recreation) and new uses (increased wetlands, bike / walk paths and viewing areas).

I do not believe any additional space should be allocated to camping: the designated acreage is sufficient and a fair portion of the total area. In addition, I believe we should not prioritize rental usage (fee based camping) over space & access for all residents and visitors. Any increased space for camping reduces space and amenities for residents and visitors.

In addition, I strongly recommend that the camping area contract be awarded via an open RFP process. And that all companies who submit proposals have a "clean record" regarding current operations and litigation vs the city of San Diego. We cannot allow any of the leasehold operations to be contracted to entities who have a history of bad relationships with the city.

I also strongly recommend that shared use amenities be considered. Example: sand volleyball courts near the camping which could be reserved on weekends for family outings or events.

Regarding golf: the Mission Bay course is unique in all of California. It is the most equitable facility I have ever played on or seen. It is low cost, in very good condition (especially considering it's high usage) and is used by people of all ages, races, genders and physical abilities. It must be preserved and invested in so it's potential to serve the community is enhanced and increased.

Thank you for considering my comments.

Steve Pruett  
Resident of Pacific Beach

Sent from my iPhone



**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Susan Randerson  
**Date:** Thursday, February 10, 2022 10:47:31 AM

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Submitted on Thursday, February 10, 2022 - 10:47

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Susan Randerson

EMAIL ADDRESS:  
[rrande@cox.net](mailto:rrande@cox.net)

COMMENT:  
I'm writing in regards to the DeAnza Natural proposal. I urge you to increase the wetland acreage in Mission Bay to the Wildest amount. Wetlands are vitally important to our environment. They provide habitat and resting place and food for migrating birds, they filter out contaminants from urban runoff, and they sequester carbon from the atmosphere. Wetlands also help protect the land from sea level rise. When I was growing up, all of Mission Bay was a salt marsh. Please vote to restore the wetland area of Mission Bay to the greatest amount possible.

**From:** [Cynthia Rayas](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:01:54 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Cynthia Rayas

**From:** [John Riedel](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 1:59:19 PM

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Thank you for the opportunity to comment on the NOP of the De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024. This part of Mission Bay has such critical resources to the region's wildlife and recreational and educational opportunities for the public. The expansion of Kendall Frost Marsh for increased wetland restoration is extremely important as it is the last refuge of the historical ecosystem of Mission Bay. Wetland restoration allows for increased habitat to state and federally protected endangered species, protect biodiversity and functionally wildlife corridors upstream of Rose creek, and improves water quality in Deanza Cove. Increasing wetland habitat can be accomplished by reducing the size of the island and removing the channel from Rose Creek to De Anza. Wetland restoration is coastal dependent and this allows for a prime opportunity to address overlooked priorities. Sea Level Rise has increasingly revealed how fast our shorelines can change in the near future. The EIR should analyze the most recent SLR scenarios and how the Plan will accommodate for 80 acres of additional functional wetlands creating a total of 120 acres of wetlands will remain after 2100 SLR projections. The EIR will need to show flexibility and resiliency to reckon with SLR as future predictions could be arriving on shorter timescales.

The EIR should analyze a smaller island with low impact camping with no permanent structures and no roads allowing motorized vehicles. This will allow for SLR to slowly reclaim this land without damaging infrastructure. Visitor accommodations should allow group and tent camping and the beach must remain a public accessible shoreline through multi use trails. Habitat restoration should include only native plants and the ability to migrate inland with transitional habitat as the shoreline changes. The interpretive center should be relocated to the east side of Rose Creek and should include a cultural focus with historical and ancestral ties to the Lipay-Tipay Kumeyaay Tribal heritage and current Native American cultural leadership.

Thank you for the opportunity to comment and I look forward to the release of the EIR.

**Regards,**  
**John Riedel**  
[Jriedel8837@gmail.com](mailto:Jriedel8837@gmail.com)  
**Bay Park Resident**

**From:** [Rita Ruacho](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:00:27 PM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Rita Ruacho

**From:** [Mark Salazar](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Bob McEvoy complex  
**Date:** Thursday, February 10, 2022 9:22:54 AM

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I heard that this complex is at risk of being shut down. You cannot do this! This is a place for kids and families. Please keep the Bob McEvoy complex!!! Thank you

--

In His Mighty Grip,  
Mark C. Salazar  
619-838-8625  
[slimsally2000@gmail.com](mailto:slimsally2000@gmail.com)

**From:** [Emmanuel Salcido](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 10:12:11 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Emmanuel Salcido

**From:** [Rebecca Saraf](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:06:32 AM

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Dear City of San Diego Planners

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For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike, our family are those visitors. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Rebecca Saraf

**From:** [Scott In SD](#)  
**To:** [Gloria, Todd \(External\)](#); [PLN PlanningCEQA](#); [Wilde, Randy](#)  
**Subject:** [EXTERNAL] PLEASE DON'T TAKE MISSION BAY FROM THE PEOPLE TO GIVE IT TO THE BIRDS  
**Date:** Thursday, February 10, 2022 8:21:24 PM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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**Subject: PLEASE DON'T TAKE MISSION BAY FROM THE PEOPLE TO GIVE IT TO THE BIRDS**

HEY CITY LEADERS!

PLEASE DON'T TAKE FROM OUR AREAS TO GO BOATING ON MISSION BAY

I am a third generation San Diego native and I grew up playing in and around Mission Bay. I learned to swim in De Anza cove in the 1960's when our family would camp at the trailer park. I have been an active power boater and kayaker on Mission Bay for all of my adult life. Over the years I have seen the activity on Mission Bay increase so much that now on a weekend there is just not enough space to accommodate all of the people that enjoy the use of the bay. De Anza Cove and the 5 mile zone at the mouth of Rose Canyon Creek/Campland are critical navigable areas to bay use in that they provide areas where users can escape the high speed zone. Any reduction of navigable waters for all types of boats in this part of Mission Bay would take from the enjoyment of the citizens and tourist of San Diego, and create for a less safe boating experience on Mission Bay.

PLEASE DON'T TAKE FROM THE AMOUNT OF PUBLIC ACCESSABLE SHORELINE AND SANDY BEACHES

From the Mexican border to the south all the way north to Camp Pendleton and beyond, there is no place like the calm accessible shoreline and sandy beaches of Mission Bay Park. There are miles of protected inland shore line and wetlands, but Mission Bay is one of the very few areas that is available to human contact.

PLEASE DON'T TAKE FROM THE SPACE FOR CULTURAL GATHERINGS

Mission Bay is a Park, not a Preserve. As a park it is one of the most valuable cultural assets we have in California. Families and groups gather along all of the shorelines year round. In the summer and most specifically in the De Anza Cove area, there are countless gatherings. The diversity of users is wonderful, many coming from all parts of Southern California and beyond.

PLEASE DON'T TAKE FROM THE RECREATIONAL USES IN MISSION BAY PARK – EXPAND THEM



Knowing the area very well, and also having studied the Mission Bay Gateway Natural (MBGN) plan, there is a great opportunity to keep and improve upon all existing recreational uses and even add more. Take Pickleball for example, the fastest growing sport in the country. The City of San Diego is nowhere close to serving the demand for court space. Improvements could easily and cost effectively be shared by many different uses including but not limited to Tennis, Basketball, Baseball, Soccer, Skateboarding, Volleyball and more. The wonderful Mission Bay Golf Course serves some of the youngest and oldest members of our community and in the MBGN plan it can still work.

#### PLEASE DON'T TAKE FROM THE AVAILABLE NUMBER OF LOW-COST VISTOR ACCOMODATIONS

Camping is one of Americas greatest pastimes. There are very few areas in the City of San Diego that offer overnight camping, especially close to the water. Campland by the Bay has been one of the most successful campgrounds in all of California for many years. Every year they are sold out for months at a time. Locals and Tourist alike take full advantage of these accommodations and we should expand those opportunities as much as possible. The existing infrastructure from the De Anza Cove Mobile Home Park and De Anza Trailer Park could very easily and economically be reworked to meet that goal. And with no or minimal disruption to the existing shoreline, the area could be improved to withstand projected future sea level rise.

Bay Park Resident

**From:** [Warren Seames](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 6:46:59 AM

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Dear City of San Diego Planners

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3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.
4. Many families vacation at the waterfront RV parks each year, coming from outside the San Diego area. These vacationers spend money in San Diego, adding to the local economy.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Warren Seames

**From:** [Crystal Seitz](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural  
**Date:** Thursday, February 10, 2022 3:46:47 PM

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Dear City Staff,

Hi, my name is Crystal Seitz. I have a teaching background and have always dreamed of owning an outdoor business on the water that provides kids fun activities away from technology. I am the co-owner of Banzai Kids, LLC. Our goal is to have an inflatable obstacle course on the water of Mission Bay for the summer season. This business is very important to me for two main reasons, having a different and unique outdoor attraction for kids that is fun and safe, and being able to contribute funds to help protect the environment specifically at Mission Bay.

I've spent a lot of time in Mission Bay exploring different locations for my business. The most ideal location for this type of business would be at De Anza Cove due to the families at Campland, the size of the cove and it's non-motorized watercraft area. I have gone through the city policies for businesses at Mission Bay but have not found anything pertaining to a business on the water. Since the start of this process, I have been denied multiple times only for reasons that are subjective. My company will provide lifeguards and over a million dollar insurance policy for any liabilities. Additionally, there will be few anchors and will have very little to no environmental impact. After speaking with upper management from Campland by the Bay, they expressed their interest and encouragement in the idea.

I am an avid ocean swimmer and I spend a lot of my time during the summer at Mission Bay. The entire course does not take up much space and will be cordoned off to keep kids safe. Banzai Kids, LLC has planned to hire security when the inflatable obstacle course is closed for the night. Much like the importance of our youth's development, the environment and more specifically the water quality of Mission Bay is very important to me.

The following are the goals of Banzai Kids,LLC:

- Create a "Best of Class" seasonal attraction that delivers an exciting water park experience for Mission Bay
- Provide a unique, fun and safe water recreational option for local and visiting families that appeals to all age groups
- Partner with the community and generate sufficient revenue to help fund

## environmental protection projects for Mission Bay

- - Clean up projects
  - Preserving natural habitats
  - Maintaining water quality
- Providing quality time for families to spend together

Please let me know if you have any questions, I would love for the opportunity to give a presentation. I will also attach a picture of my business.

Respectfully,

Crystal Seitz  
Co-Owner, Banzai Kids  
[banzaikidssd@gmail.com](mailto:banzaikidssd@gmail.com)  
(630) 661-8554

**From:** [John Shoffeitt](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:11:53 PM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
John Shoffeitt

**From:** [Sylvia Singer](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 3:10:47 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Sylvia Singer

**From:** [James Skorheim](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 10:56:35 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
James Skorheim

**From:** [luminaria1955@yahoo.com](mailto:luminaria1955@yahoo.com)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Project  
**Date:** Thursday, February 10, 2022 3:07:54 PM

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To whom it may concern,

I personally think it's a very bad idea to turn Mission Bay Golf course into wetlands! Ridiculous, the city is/has built condos, apartments near by the golf course. People need that place to get out and play! It's a great public golf course in San Diego, with lights! Way to bust of a place for wetlands, leave this area to the people!

Thank you,

Louise Smoyer

The De Anza Natural Project has some key problems to be considered.

- It appears to shrink recreation space
- Pits recreational users against each other for space
- Reduces beach & shoreline access, park, and picnic space
- Reduces available overnight camping
- Threatens the golf course

Please consider the Mission Bay Gateway Natural Plan as you move forward in your planning. Mission Bay Gateway:

- Retains, expands, and improves all recreation venues
- Demonstrates all activities and facilities can fit.
- Adds additional shared uses
  - +Aquatic Center
  - +Amphitheater
  - +Skate Park
- And expands marshland

Sent from my iPhone



**From:** [Cynthia Spindle](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:07:32 PM

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Dear City of San Diego Planners

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For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I have been camping there since the 70's with my family. Also, my husband and our daughter were involved in Indian Princess several years ago of which they used Campland on the Bay as there group annual big campout. We have a lot of memories there and look forward to having more in the future.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Cynthia Spindle

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Beth Sundheim  
**Date:** Thursday, February 10, 2022 4:41:06 PM

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Submitted on Thursday, February 10, 2022 - 16:41

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Beth Sundheim

EMAIL ADDRESS:  
sundheimb@yahoo.com

COMMENT:  
I am a PB Crown Point resident and marsh volunteer who is concerned about the health of the Mission Bay wetlands preserves and the wildlife there as well as the role the marshlands play in the context of climate change. I also want to see more people enjoying the beauties of the marshlands and appreciating their value.

I support the Wildest option for the reasons stated in their main talking points, and also support their additional recommendations. A great deal of time has been spent formulating the plan, the science is clear, and it is time to wholeheartedly move forward to make it a reality.

- Increase the wetland acreage to the Wildest amount, because more wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals and because more wetlands means better protection from sea level rise.
- Showcase resilient reconnection and recreation opportunities that emphasize Native American cultural leadership, low-impact camping and non-motorized boating.

**From:** [Philip Tan](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Cc:** [Vonblum, Heidi](#); [Tomlinson, Tom](#); [Sandel, Scott](#); [Balo, Keli](#); [McKenzie, Stacy](#); [Gloria, Todd \(External\)](#); [Councilmember Jennifer Campbell](#); [Molina, Venus](#); [Karlrand22@gmail.com](#)  
**Subject:** [EXTERNAL] Mission Bay Redevelopment Project viewpoint  
**Date:** Thursday, February 10, 2022 10:02:22 PM

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Dear San Diego Planning Department,

Regarding the Mission Bay Redevelopment Project, I support the MissionBayGateway plan as the most balanced plan that will serve all interests. This plan preserves all the recreational activities that already exist in the area, adds or expands other needed or currently popular activities such as beach volleyball, and also adds space for naturalization and wetlands restoration. Personally, I am a tennis player and longtime member of the Pacific Beach Tennis Club which is impacted by the project. Please support the expansion of the tennis facility so that people can enjoy this affordable and healthy activity at Mission Bay for years to come. The tennis club is financially viable with a diverse membership from children to elderly adults, from recreational play to organized competitive team matches, from early morning to night with an excellent lighting system. The tennis membership has dramatically grown over the years, and the club also hosts a robust pickleball community which is one of the fastest growing sports in the country. These are the many reasons to support this activity.

I also support a top-notch beach volleyball facility in the area, as promoted by the San Diego Beach Improvement Club (BIG). This is also one of the fastest growing sports in the country, and we can see it's popularity on weekends at South Mission Beach and with courts that fill the beach from there going northward for blocks and blocks. I can imagine a beach volleyball facility with lights for night play would attract lots of people who have to work during the day, and this could include league play and other organized group activities.

Finally, I completely do not support the ReWild/Audubon Society plan, which grabs too much of the land at the expense of other recreational activities. This plan is really for the birds! The area to be vacated by Campland on the Bay, from the west side of the Rose Creek outlet to the Kendall Frost Reserve, should be naturalized and merged with Kendall Frost, and this would be a good expansion of the natural habitat. This concept makes further sense considering that Rose Creek naturally drained to the west towards Kendall Frost, and so naturalization of this space will restore this natural drainage of Rose Creek. ReWild will get a nice chunk of land to the west of Rose Creek, while all other recreational activities will exist to the east of Rose Creek - that's a balanced plan!

Thank you for your efforts and consideration.

Phil Tan

**From:** [David thompson](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:47:36 PM

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Dear City of San Diego Planners

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For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
David thompson

**From:** [Mike Tomer](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 11:18:41 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mike Tomer

**From:** [Wendi Tyhurst](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 9:35:03 AM

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Thank you for your time,  
Wendi Tyhurst

**From:** [Nina Valdez](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:13:06 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. It is imperative for the future of children of San Diego County have a bit of access to camping and enjoying the Beach/Ocean.

Thank you!

Thank you for your time,  
Nina Valdez

**From:** [DANA VANSCOY](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:05:31 PM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

This is a place where families can afford to come and relax and spend money in your fine city. Don't take that away from middle-class families who will then be priced out of enjoying what San Diego has to offer.

Thank you for your time,  
DANA VANSCOY



**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Alma Vinita  
**Date:** Thursday, February 10, 2022 5:59:22 PM

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Submitted on Thursday, February 10, 2022 - 17:59

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Alma Vinita

EMAIL ADDRESS:  
soul\_320@yahoo.com

COMMENT:  
I want to recommend putting in a free public roller skating court.

**From:** [Kelsey Wadman](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza  
**Date:** Thursday, February 10, 2022 11:15:48 PM

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**Hello,**

**I'd like to submit my comments on behalf of supporting wetland restoration In mission Bay. It's critically important to the City's protection from sea level rise and for habitat for the wildlife that makes San Diego such a special place to live. My husband and sons and I love attending San Diego Audubon's Love Your Wetlands Day and learning about this unique habitat. PLEASE follow the advice of the ReWild Mission Bay Coalition. Specifically:**

**Increase the wetland acreage by removing the channel from Rose Creek to De Anza and shrinking the island, moving more of these land uses into the Regional Parkland use**

**Shrink the spit west of Rose Creek and create an island farther south in the bay for high tide use by birds and protection of the marsh from Bay traffic**

**De Anza Cove should be for non-motorized boats only.**

**Increase the wetland acreage! More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.**

**Show us how sea level rise affects the plan!**

**The interpretive center should be moved to the east side of Rose Creek and should include a cultural focus.**

**Low-Cost Visitor Accommodation needs to specifically allow group and tent camping and the lease should not "include open beach" as the beach must remain a public, shared shoreline.**

Thank you,  
Kelsey Wadman  
(619) 547 7454

**From:** [Mary Wagner](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:41:44 PM

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Dear City of San Diego Planners

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Mary Wagner

**From:** [Jeremy Warren](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 10:12:37 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

My childhood involved camping at Campland on the Bay and Mission Bay RV Resort, and these have been beloved destinations for so many like me. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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Thank you for your time,  
Jeremy Warren

**From:** [Jennifer Warthen](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] Keep the Kids sports fields, golf course and more  
**Date:** Thursday, February 10, 2022 11:26:11 AM

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The proposed changes to this area serve very few people and do not provide the greatest and highest use of this real estate. The tax benefits to the city would be greatly benefitted by carefully developing the property into a low structure- to - land ratio of hotels like the Catamaran or Bahia. It would serve the residents to keep the current sport fields for the children of the area. There are very few areas for the kids, for this dense population. The area has grown with more and more families and we need those sports fields. Very few would be served to wipe it all out for the birds and potentially smell like La Jolla Cove.

There was a pitch that all the mobile home park units needed to be removed due to state law and it was going to be replaced with hotels and improved golf course... but that was a bait and switch. The pitch was a fantastic idea.

If you go to other states and see the benefits of people using their boats and being able to dock at a nice facility, you would see the huge potential that San Diego has to offer and benefit the people and the city.

Please save the golf course and the fields at minimum. Consider creating a desired Go-To location for tourists to come to with a couple nice hotels with boat privileges, San Diego is running out of tourist attractions. Add bike paths and walking trails to see America's greatest city! Let it be the Gem of the city and a destination to increase activities for all, while increasing city revenue. We used to be a highly desired tourist city and this will put us farther down the list along with losing Pro sports teams, the pandas, Shamu, and creating a useless area that its' citizens will not benefit from.

Think Big with careful planning and create a destination location or lose more San Diegans and loss of immense potential revenue.

**From:** [David Webb](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 1:11:41 PM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

For these reasons, I, along with countless others, again urge the City to include an alternative in its study that would result in:

1. NO net loss of campsites! Study a plan that maintains or increases the existing 838 campsites in Northeast Mission Bay.
2. Protected waterfront RV access! Study a plan that enhances and expands beachfront RV and tent camping sites and access where infrastructure already exists to support it.
3. Retained amenities! Study a plan that protects ALL amenities that exist at Campland today, including an amphitheater, event space, sports fields and courts, watersport and boat rentals, marina, convenience market and restaurant.

I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
David Webb

**From:** [Scott Webb](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:10:16 PM

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Thank you for your time,  
Scott Webb

**From:** [SDGov Webmaster](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** Public Comment from Kate Wise  
**Date:** Thursday, February 10, 2022 10:38:08 PM

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Submitted on Thursday, February 10, 2022 - 22:38

NOP/SCOPING MEETING:  
(Mission Bay Park) Notice of Preparation of a Draft PEIR for De Anza Natural

MEETING DATE:  
01/11/2022

NAME:  
Kate Wise

EMAIL ADDRESS:  
[martineaufam@gmail.com](mailto:martineaufam@gmail.com)

COMMENT:  
We need a public skate plaza (rink) for roller skating! There is a large roller skating community in san diego that needs a dedicated place to skate.



**From:** [Jeff Wombacher](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 12:51:44 AM

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Our kid's grew up coming here and now our grandkids love coming here.

Thank you for your time,  
Jeff Wombacher

**From:** [Sandra.gonzalez](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Friday, February 11, 2022 1:01:36 AM

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Dear City of San Diego Planners

I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Sandra gonzalez

**From:** [Jeanne Sundahl](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Friday, February 11, 2022 12:10:35 AM

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Dear City of San Diego Planners

Keep Campland as is!! Campland generates income for the city of San Diego!! I am writing to ask that the City please include an alternative in its Project Environmental Impact Report (PEIR) that preserves the same amount of waterfront RV camping and recreational access within the study area that is available today.

For generations, Campland on the Bay and Mission Bay RV Resort have been beloved destinations for San Diegans and visitors alike. That is why it is concerning that the City's latest proposal significantly reduces the 838 RV and tent campsites currently available in N.E. Mission Bay today, as well as recreational opportunities and amenities, at a time when affordable coastal access is more important than ever.

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I urge you to please consider this feedback and study such an alternative at the same level as the City's De Anza Natural Plan. Thank you!

Thank you for your time,  
Jeanne Sundahl

**From:** [SDBIG-Kahuna](#)  
**To:** [PLN PlanningCEQA](#)  
**Cc:** [Sandel, Scott](#)  
**Subject:** [EXTERNAL] DeAnza Cove and San Diego Beach Improvement Group  
**Date:** Thursday, January 27, 2022 5:58:12 PM

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Hello,

Please let me know about the next meeting. We are a nonprofit dedicated to beautification and maintenance projects at the beach.

Sincerely,

Laura Hendrickson  
President at SD BIG  
[BIGKahuna@sandiegobig.org](mailto:BIGKahuna@sandiegobig.org)  
619-888-6743

[www.SanDiegoBIG.org](http://www.SanDiegoBIG.org)

LIKE & Follow Us:  
[Facebook](#) | [LinkedIn](#) | [Instagram](#)

*Creating Great Experiences at The Beach.  
Volunteer today!*

**From:** [Craig Kessler](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural Plan (Amendment to the Mission Bay Park Master Plan) -- SCH No. 2018061024  
**Date:** Saturday, February 5, 2022 12:45:24 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[Comments of Southern California Golf Association re De Anza Natural Plan - February 2022 -- .pdf](#)

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Dear Mr. Moore:

Attached in a PDF document please find formal comments regarding the De Anza Natural Plan (Amendment to the Mission Bay Park Master Plan – SCH # 2018061024) that the Southern California Golf Association (SCGA) requests be incorporated as formal comments therein.

If you have any questions or concerns about the submittal please feel free to reach back out to me.

Thank you for accommodating the Association's request.

Respectfully Submitted on behalf of the Southern California Golf Association,

**CRAIG KESSLER**

SOUTHERN CALIFORNIA GOLF  
ASSOCIATION

DIRECTOR OF PUBLIC AFFAIRS

☎ 818.980.3630 EXT. 320    [scga.org](https://www.scga.org)

☎ 310.941.4803 (cell)

3740 CAHUENGA BLVD., STUDIO CITY, CA 91604





Southern California Golf Association  
3740 Cahuenga Blvd., Studio City CA 91604 / (818) 980-3630 / [www.scga.org](http://www.scga.org)

=====

February 2, 2022

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Via E-mail: [planningceqa@sanidiego.gov](mailto:planningceqa@sanidiego.gov)

**Subject: De Anza Natural (Amendment to the Mission Bay Park Master Plan)**  
**SCH No.: 2018061024**

Dear Mr. Moore:

#### **Identity of Commenter**

The Southern California Golf Association (SCGA) is a 122-year-old non-charitable nonprofit corporation incorporated under the laws of the State of California to provide certain public benefits to 446 golf courses, 1,250 member clubs and 185,000 individual members. While the Association's offices are in Los Angeles, the SCGA is very much a region-wide organization. The Association's President resides in San Diego County. The following comments are submitted on behalf of the entire organization.

#### **Requested Action**

That per the "De Anza Cove Area – North" description of the "Project Components" as described in the Notice of Preparation, the Mission Bay Golf Course remain an integral component of the proposed De Anza Natural Plan, particularly now that the Parks Department has begun construction of an \$11 million capital improvement plan that includes a new irrigation system, new electrical system, new golf shop building, and new Food/beverage building, all paid out of proceeds from the city's golf enterprise fund.

#### **Comments**

Mission Bay is an 18-hole, par 58 executive golf course and practice facility, the only such facility with night lighting in San Diego. It has served the community for 66 years and provided San Diego residents with precisely the kind of accessible and affordable golf experience conducive of introducing young persons and young adults to the game so that the ranks of those capable of playing and enjoying the city's regulation 18-hole facilities (Torrey Pines and Balboa Park) continue to be replenished. It is also conducive of keeping seniors in a recreational activity that they might otherwise be forced to withdraw from, were their only choices very long and difficult courses such as Torrey Pines. The course has always played host to at least 60,000 + rounds over those 66 years and is playing host to roughly 50% more in the COVID era (102,000 rounds last year), which is indicative of the facility's strong market position, a position that promises to become considerably stronger once the facility is refurbished per extant plans of the city's Parks Department. The driving range alone brought in over \$1.1 million in revenue last year.

Given that the Golf Division is ready to execute those refurbishments cum income generation plans, a De Anza Natural Plan that incorporates them into its greater plan for the entire Mission Bay recreational complex would allow for a newly renovated Mission Bay Golf Club to become one of the first anchors of a greater De Anza recreational complex.

Golf is an important component of San Diego's economy, particularly that portion of it related to tourism. While Torrey Pines and the city's many resort and daily fee courses are the facilities that most come to mind when tallying up the dollars generated thereby, one must not forget that courses such as Mission Bay are the ones that provide the front-end portal for those back-end dollars --- the non-glamorous boiler room of the industry's economic engine, albeit a "boiler room" that generates real dollars while providing recreation to thousands of San Diego residents.

The SCGA would also add the following points concerning the many environmental benefits of golf properties, including but certainly not limited to the following:

- Turf grass acts as a filter that traps pollutants before they reach groundwater supplies;
- Turf grass reduces greenhouse emissions;
- Golf courses act as fire breaks;
- Golf courses prevent erosion and thus mitigate flooding during heavy storms; and
- Golf courses provide habitat for migrating birds and other wildlife.

## **Conclusion**

Mission Bay Golf Club is a valuable recreational and financial asset as is. It promises to become a considerably more valuable recreational and financial asset as soon as the city completes all of the improvements envisaged by the \$11 million project now underway. This would be consistent with every iteration of the various De Anza Revitalization and/or Master Plans that have come under consideration to date, including this latest one.

The City Planners' decision to keep the De Anza Cove North Area as an active recreation amenity replete with golf and other active recreational activities is in keeping with the balanced approach the project's planners have taken with respect to this revitalization effort from day one, and a balanced approach heartily endorsed by the Southern California Golf Association and its members and member clubs in San Diego.

On behalf of the SCGA and its 185,000 members in general and San Diego members in particular, I want to thank you for considering our views.

Respectfully Submitted,

**CRAIG KESSLER** , Director, Public Affairs  
**SOUTHERN CALIFORNIA GOLF ASSOCIATION**  
3740 Cahuenga Blvd.  
Studio City, CA 91604  
818-980-3630 ext. 320  
310-941-4803 (cell)  
[www.scga.org](http://www.scga.org)

**From:** [Richard Norris](#)  
**To:** [PLN PlanningCEQA](#); [Henter, Heather](#); [Serrano, Denise](#); [Kay, Isabelle](#); [Matthew Costa](#); [Chell, Kaitlin](#); [Corinne Peek-Asa](#)  
**Subject:** [EXTERNAL] De Anza Natural Comment--NRS/UCSD  
**Date:** Sunday, February 6, 2022 3:39:03 PM  
**Attachments:** [Comment on the De Anza Natural NOP.docx](#)

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Hi All,

We have pasted our comments below and attached the same comments as a Word Document. Please note that we provide these comments as private citizens. However, for identification purposes only, we are representatives of the UC Natural Reserve System charged with management of the Kendall Frost Mission Bay Marsh Reserve wherein the University of California is a Trustee Agency.

Best, Dick

### **Comment on the De Anza Natural NOP**

From: Dr. Richard D. Norris, Dr. Heather Henter, Isabelle Kay & Dr. Matt Costa. For identification purposes only, we are representatives of the UC Natural Reserve System charged with management of the Kendall Frost Mission Bay Marsh Reserve wherein the University of California is a Trustee Agency.

PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
SCH No.: 2018061024  
LOCATION: Mission Bay Park – De Anza Cove  
COMMUNITY PLANNING AREA: Mission Bay Park  
COUNCIL DISTRICT: 2

Our overarching comment is support of the general thrust of the NOP. We particularly note the proposal's:

- Extensive restoration of marsh adjacent to the Kendall-Frost Mission Bay Marsh.
- Intent to conduct marsh restoration and redevelopment of the Mission Bay Park lands within the NOP in one effort, rather than in piecemeal fashion.
- Incorporation of a wetlands interpretive center as part of the plan. This center can serve multiple public needs as a tourist venue, education hub, and site for the Kumeyaay to share their culture and history.
- Placement of camping and recreation features upslope of the restored wetlands, where the latter can act as a “green sponge” or “living shoreline” to protect City infrastructure from coastal flooding.

We also applaud the general principle that coastal infrastructure should be resilient to flooding either because structures can be moved prior to flooding (like yurts, willow houses, and tents), or are relatively undamaged by flooding (such as walking paths, native gardens, and boat launches).



We hope that the plan follows the recommendations in the RWQCB SEP. It is difficult to assess the NOP fully at this stage given the broad definition used for wetlands (*"The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water"*) and without an analysis of the impact of predicted sea-level rise.

Below we comment on how to maximize ecosystem services from the restored wetlands. Some of these services are of considerable dollar value—more than \$1 million per year in the case of enhancements to the recreational and commercial fisheries—while others, such as carbon sequestration for the City's Climate Action Plan, pollution abatement, and public access are important for different parts of the City's responsibilities to its citizens.

### **Our Recommendations:**

1. Most of the dollar value of ecosystem services that San Diego can get from marsh restoration depend upon a vibrantly growing marsh; those values include carbon storage, sea-level rise protection, coastal property values, fisheries enhancements, habitat value for wildlife, human health benefits, tourism and public access, and pollution reduction. Both the existing and restored marsh need water and sediment to grow well and to balance decomposition, erosion, and sea-level rise. Channelization of Rose Creek has diverted fresh water and sediment directly into the bay where it creates problems with water pollution and the need for periodic dredging. To correct this situation, Rose Creek should be de-channelized and restored to a system of distributary channels that deliver fresh water and sediment throughout the marsh. Recommendations: (a) Shrink the island and replace that area with wetlands, de-channelizing the eastern leg of Rose Creek; (b) Eliminate the upland peninsula in the former Campland site to create contiguous marsh across the northern shore of Mission Bay (c) reconnect to Rose Creek to the western part of the marsh in the Northern Wildlife Preserve and Kendall Frost Reserve via a western distributary channel.

2. It is critical that the redesign of the wetlands is done in a unified fashion, so that distributary channels can be designed to work across all the parcels slated for marsh restoration. A unified planning process and implementation program is critical to obtain a healthy wetlands system that can maximize ecosystem services to the people of San Diego. Recommendation: (a) conduct the planning, hydrodynamic modeling, and restoration effort in one project designed to maximize circulation of water through the entire wetland.

3. The ReWild project did an engineering study that concluded that a de-channelized creek would blow out in heavy rains and flow directly into Mission Bay. Embracing a coastal habitat design that allows Rose Creek and its distributary creeks to change shape in response to rain and storm events will add resilience to the system. Recommendations: (a) The solution is to design the creek bed with the initial bends upstream within the existing Golf Course and Park land to avoid hard turns in the channel close to the Mission Bay shoreline; (b) Construction of the distributary channels should avoid the use of hard infrastructure to lock channels into place.

4. The NOP suggests creating a new DeAnza basin with surrounding beaches. This design continues the current problem with building beaches in areas where water

circulation will be slow on a seasonal basis, and pollution loads could be high. Recommendations: (a) Beaches should fringe part of the marsh on Mission Bay, seaward of the marsh. The beaches will help protect the marsh from erosion created by the wakes of boat traffic on the bay; (b) A boardwalk or bridges should be constructed to connect the uplands to the beach in areas where public beach access is desired so that people can walk over the marsh to the beach; (c) The beaches fringing the marsh should not border the entire span of the wetlands along the northern shore of Mission Bay but should leave part of the marsh near the Kendall-Frost Mission Bay Marsh Reserve with mudflat habitat between the marsh and the bay.

5. Camping is compatible with marsh restoration and retreat from sea-level rise since the infrastructure costs are low and campers could retreat during forecast storm or flooding events. However, the NOP places camping within the marsh rather than concentrating it inland of the uplands bordering the marsh. The NOP design minimizes most ecosystem services that could be provided by restored marsh by creating a marsh fringe rather than continuous wetland. The design also exposes the camping area to flooding since there is insufficient space to create a system of upland, high marsh, and transition zone into regularly flooded marsh. This gradient of coastal habitats is critical for high-tide refugia of birds and other animals. For the same reason, the cost associated with updating and maintaining the pavement, electrical, water, and sewage infrastructure to support RVs in this area will become a literal sunk cost from sea-level rise occurring this century. Recommendations: (a) Move camping behind the uplands in what is now DeAnza parkland next to the golf course; (b) Create gradually sloping topography from native uplands to high marsh, a transition to high salinity habitat in the mid marsh, and continued transition into low marsh and bay mudflats. Camping with non-permanent infrastructure could be available initially in the native uplands until future sea-level rise causes each wetlands habitat to shift inland.

6. A primary value of marsh restoration is to increase free public access to a shoreline habitat that most of us do not see. The actual coastline should not be a fee-based area, as it is in current use with fee-based camping right up to the water. Recommendations: (a) The NOP should include an extensive system of wide boardwalks and bird hides that allow the public to see the marsh habitats and create a walking trail between Pacific Beach and Fiesta Island along the coast—one leg of a trail network that could go completely around Mission Bay and link to the trolley; (b) The boardwalks should start and end in areas with direct public access, so that walkers do not have to pass through fee-based camping to get to the trail network; (c) Move fee-based camping northward to ensure free public access to the coast.

7. One or more of the main distributary channels should be partly open to non-motorized watercraft and accessed either upstream at a boat launch in Rose Creek, or at a floating dock on Mission Bay (such as the existing boat launch off N. Mission Bay Drive). Recommendations: (a) At least one of the distributary channels of Rose Creek should be open to non-motorized watercraft; (b) Distributary channels to other parts of the wetland, particularly those feeding Kendall Frost Mission Bay Marsh Reserve should be designated for seasonal closures to protect nesting habitat of endangered or threatened species; (c) To make the marsh a more interesting place for non-motorized personal watercraft, the shoreline that is not fringed with beaches

should have re-entrants and islands.

8. As noted above, we applaud the idea of an interpretive center associated with marsh restoration (a "Wetlands Education Center"). Landscaping for the placement of the interpretive center should not prevent Rose Creek from flowing freely into the wetlands, however. While we are not prescriptive of the location, it is possible that the Interpretive Center may be best placed on the east shore of Rose Creek to maximize access from the roads and public transportation and minimize interference with the distributary channel system of Rose Creek. Recommendations: (a) A location within walking distance of Mission Bay High School and associated parking is ideal so that the interpretive center could be used by MBHS students and other SD Unified classes and afterschool programs; (b) The location should also be served by paths/sidewalks to the Trolley Station; (c) The interpretive center should have indoor and outdoor lab spaces for use by SD Unified schools as well as aquarium spaces for public interpretation; (d) The center should be located to feed visitors onto the boardwalks that lead into the marsh; (e) The center could also be a location for a docent program of guided tours of the wetland and for community engagement.

9. Wetlands also figure in Kumeyaay heritage where wetland access can help tell a story of Native American cultural history and land use. The cultural and educational value of this coastal access project would be greatly enhanced by giving Kumeyaay knowledge and priorities a central place in its planning and ongoing evolution. Recommendations: (a) Kumeyaay culture should be a major element of all educational exhibits in a "Wetlands Education Center" or informational panels next to walkways; (b) Access for their on-site practices, including horticulture, fishing, structures, and ceremonial sites should be built directly in the plan, not just as a tourist attraction.

Richard D. Norris  
Scripps Institution of Oceanography  
University of California San Diego  
La Jolla CA 92093-0244  
Ph: 858-822-1868  
email: [rnorris@ucsd.edu](mailto:rnorris@ucsd.edu)

"We are off on the Greatest Adventure of our lives!"

## **Comment on the De Anza Natural NOP**

From: Dr. Richard D. Norris, Dr. Heather Henter, Isabelle Kay & Dr. Matt Costa. For identification purposes only, we are representatives of the UC Natural Reserve System charged with management of the Kendall Frost Mission Bay Marsh Reserve wherein the University of California is a Trustee Agency.

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SCH No.: 2018061024  
LOCATION: Mission Bay Park – De Anza Cove  
COMMUNITY PLANNING AREA: Mission Bay Park  
COUNCIL DISTRICT: 2

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We also applaud the general principle that coastal infrastructure should be resilient to flooding either because structures can be moved prior to flooding (like yurts, willow houses, and tents), or are relatively undamaged by flooding (such as walking paths, native gardens, and boat launches).

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Below we comment on how to maximize ecosystem services from the restored wetlands. Some of these services are of considerable dollar value—more than \$1 million per year in the case of enhancements to the recreational and commercial fisheries—while others, such as carbon sequestration for the City's Climate Action Plan, pollution abatement, and public access are important for different parts of the City's responsibilities to its citizens.

### **Our Recommendations:**

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Recommendations: (a) Shrink the island and replace that area with wetlands, de-channelizing the eastern leg of Rose Creek; (b) Eliminate the upland peninsula in the former Campland site to create contiguous marsh across the northern shore of Mission Bay (c) reconnect to Rose Creek to the western part of the marsh in the Northern Wildlife Preserve and Kendall Frost Reserve via a western distributary channel.

2. It is critical that the redesign of the wetlands is done in a unified fashion, so that distributary channels can be designed to work across all the parcels slated for marsh restoration. A unified planning process and implementation program is critical to obtain a healthy wetlands system that can maximize ecosystem services to the people of San Diego. Recommendation: (a) conduct the planning, hydrodynamic modeling, and restoration effort in one project designed to maximize circulation of water through the entire wetland.

3. The ReWild project did an engineering study that concluded that a de-channelized creek would blow out in heavy rains and flow directly into Mission Bay. Embracing a coastal habitat design that allows Rose Creek and its distributary creeks to change shape in response to rain and storm events will add resilience to the system. Recommendations: (a) The solution is to design the creek bed with the initial bends upstream within the existing Golf Course and Park land to avoid hard turns in the channel close to the Mission Bay shoreline; (b) Construction of the distributary channels should avoid the use of hard infrastructure to lock channels into place.

4. The NOP suggests creating a new DeAnza basin with surrounding beaches. This design continues the current problem with building beaches in areas where water circulation will be slow on a seasonal basis, and pollution loads could be high. Recommendations: (a) Beaches should fringe part of the marsh on Mission Bay, seaward of the marsh. The beaches will help protect the marsh from erosion created by the wakes of boat traffic on the bay; (b) A boardwalk or bridges should be constructed to connect the uplands to the beach in areas where public beach access is desired so that people can walk over the marsh to the beach; (c) The beaches fringing the marsh should not border the entire span of the wetlands along the northern shore of Mission Bay but should leave part of the marsh near the Kendall-Frost Mission Bay Marsh Reserve with mudflat habitat between the marsh and the bay.

5. Camping is compatible with marsh restoration and retreat from sea-level rise since the infrastructure costs are low and campers could retreat during forecast storm or flooding events. However, the NOP places camping within the marsh rather than concentrating it inland of the uplands bordering the marsh. The NOP design minimizes most ecosystem services that could be provided by restored marsh by creating a marsh fringe rather than continuous wetland. The design also exposes the camping area to flooding since there is insufficient space to create a system of upland, high marsh, and transition zone into regularly flooded marsh. This gradient of coastal habitats is critical for high-tide refugia of birds and other animals. For the same reason, the cost associated with updating and maintaining the pavement, electrical, water, and sewage infrastructure to support RVs in this area will become a literal sunk cost from sea-level rise occurring this century. Recommendations: (a) Move camping behind the uplands in what is now DeAnza parkland next to the golf course; (b) Create gradually sloping topography from native

uplands to high marsh, a transition to high salinity habitat in the mid marsh, and continued transition into low marsh and bay mudflats. Camping with non-permanent infrastructure could be available initially in the native uplands until future sea-level rise causes each wetlands habitat to shift inland.

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7. One or more of the main distributary channels should be partly open to non-motorized watercraft and accessed either upstream at a boat launch in Rose Creek, or at a floating dock on Mission Bay (such as the existing boat launch off N. Mission Bay Drive). Recommendations: (a) At least one of the distributary channels of Rose Creek should be open to non-motorized watercraft; (b) Distributary channels to other parts of the wetland, particularly those feeding Kendall Frost Mission Bay Marsh Reserve should be designated for seasonal closures to protect nesting habitat of endangered or threatened species; (c) To make the marsh a more interesting place for non-motorized personal watercraft, the shoreline that is not fringed with beaches should have re-entrants and islands.

8. As noted above, we applaud the idea of an interpretive center associated with marsh restoration (a “Wetlands Education Center”). Landscaping for the placement of the interpretive center should not prevent Rose Creek from flowing freely into the wetlands, however. While we are not prescriptive of the location, it is possible that the Interpretive Center may be best placed on the east shore of Rose Creek to maximize access from the roads and public transportation and minimize interference with the distributary channel system of Rose Creek.

Recommendations: (a) A location within walking distance of Mission Bay High School and associated parking is ideal so that the interpretive center could be used by MBHS students and other SD Unified classes and afterschool programs; (b) The location should also be served by paths/sidewalks to the Trolley Station; (c) The interpretive center should have indoor and outdoor lab spaces for use by SD Unified schools as well as aquarium spaces for public interpretation; (d) The center should be located to feed visitors onto the boardwalks that lead into the marsh; (e) The center could also be a location for a docent program of guided tours of the wetland and for community engagement.

9. Wetlands also figure in Kumeyaay heritage where wetland access can help tell a story of Native American cultural history and land use. The cultural and educational value of this coastal access project would be greatly enhanced by giving Kumeyaay knowledge and priorities a central place in its planning and ongoing evolution. Recommendations: (a) Kumeyaay culture

should be a major element of all educational exhibits in a “Wetlands Education Center” or informational panels next to walkways; (b) Access for their on-site practices, including horticulture, fishing, structures, and ceremonial sites should be built directly in the plan, not just as a tourist attraction.

**From:** [Pam Heatherington San Diego](#)  
**To:** [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan) SCH No.: 2018061024  
**Date:** Monday, February 7, 2022 10:39:46 AM  
**Attachments:** [Comments for De Anza Natural NOP FINAL.docx](#)

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Please accept the attached letter regarding the NOP for the De Anza Natural proposed Project.

Thank you,

Pamela Heatherington  
Director  
Environmental Center of San Diego  
[contactecosd@gmail.com](mailto:contactecosd@gmail.com)  
805-835-1833





February 7, 2022

Jordan Moore, Senior Planner, City of San Diego Planning Department

Via e-mail to: [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov)

RE: De Anza Natural (Amendment to the Mission Bay Park Master Plan)

SCH No.: 2018061024

LOCATION: Mission Bay Park – De Anza Cove

COMMUNITY PLANNING AREA: Mission Bay Park

COUNCIL DISTRICT: 2

Thank you for the opportunity to comment on the Notice of Preparation for De Anza Natural.

We believe that this plan does not meet the requirements set forth in the Mission Bay Park Master Plan, specifically, the MBPMP says, “The SSA shall not be developed to the detriment of existing and/or future adjacent habitat areas. Foremost in consideration should be the extent to which the SSA can contribute to the Park's water quality... The SSA should facilitate the implementation of hydrologic improvements aimed at safeguarding the viability of marsh areas in its vicinity”.

The plan has several features that will be detrimental to the long-term viability of the surrounding marsh lands. The island, designated for low-cost visitor accommodations, will be vulnerable to the prevailing winds and wave action that is increased by the constant boat traffic in the bay. This is best illustrated by the hardened shoreline of the existing trailer park. Although it has been rebuilt and rehardened more than once in its short history (since 1945) it is crumbling away and sinking into the mud that it was built on. Any infrastructure, placed on this island, will soon be threatened. Obviously, sea level rise will exacerbate these conditions. If we do not plan for a managed retreat now, we could pay dearly for it later.

But the island itself is detrimental to the surrounding marsh. This is because it channelizes the flow of fresh water from Rose Creek. The fresh water needs to be diffused into the marsh along the shoreline, to sustain the marsh and to provide bioremediation of the pollutants before they reach the bay. This plan (De Anza Natural) directs the pollution directly into De Anza Cove and the deeper waters of the bay. This island should be spread out and moved south to provide smaller barrier islands that would protect the marsh from the prevailing wind, waves and boat traffic.

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On the other side of the creek, the spit of land extending south, labeled uplands and buffers, also directs the flow of the creek out into the deeper waters of the bay. This land spit is comprised of fill-dirt, brought in from off-site and placed in the marsh by the current lessee (Campland). They should be compelled to remove it. In any case, this fill-dirt needs to be moved or, preferably, removed. Rose Creek, historically, emptied into the bay next to Crown Point at the Kendal Frost Reserve, but since the channelization of the creek and the placement of this fill-dirt, the marsh at Kendal Frost has been slowly dying from the lack of fresh water. It does not speak well of your efforts to create new wetlands if you fail to protect and nurture the last remaining 1% of the bay's natural wetlands.

Back on the island, the pink area that is designated low-cost visitor accommodations, seems to extend all the way to the water. This seems to imply that the area is not open to the public or that public access may be restricted. Please keep in mind that the current operator (Campland) has been blocking public access for years. The California Coastal Commission, just recently, levied fines against Campland in the neighborhood of a million dollars, (depending on how you add it up) for blocking public access. Any attempts to privatize the beach will be met with strong opposition. It should also be pointed out that the city was responsible for the enforcement of the terms of its lease with Campland. In light of that, the city, must uphold the public trust, by making every effort to provide equity and transparency in the planning, design and execution of this plan.

So far however, that has not been done. At the ad hoc Committee for the Revitalization of De Anza Cove, the meetings were run by a public relations firm (Katz and Associates), paid for by the city, to direct the conversation and to restrict public opinion. But public opinion is well known and well documented in the MBPMP. The majority are in favor of salt marsh restoration, even at the expense of existing commercial development. The city's plans do not reflect that. The city is ignoring public opinion just as it is ignoring the admonition in the MBPMP to "facilitate the implementation of hydrologic improvements aimed at safeguarding the viability of marsh areas in (the) vicinity". The city must show in the EIR how this plan fulfills these goals and how it contributes to the bay's water quality.

The city is also ignoring this: "Foremost in consideration should be the extent to which the SSA can contribute to the park's water quality". It is easy to show what is "foremost in consideration" in this plan (De Anza Natural), because in all of the city's plans that have come forward so far, two major elements have never changed or moved. These are the RV park and the golf course. While everything else changes around them, these two leaseholds remain exactly where they are today. This shows that "foremost in consideration" is the protection of the revenue that the city receives from these leases. This dogged protection of the status quo is making the city lose sight of the goals set forth in the MBPMP and the Climate Action Plan. Furthermore, it keeps us from righting the wrongs of the past, and moving into a more prosperous and equitable future.

The city must also show why it has rejected, arbitrarily, the Audubon Society's ReWild, Wildest Plan. This plan is supported by, among others, U.S. Fish and Wildlife Service, California Fish and Wildlife Service, the California Coastal Conservancy, The University of California, the Regional Water Quality Control Board and a large coalition of local environmental and civic organizations. The coalition is

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joined by churches, businesses and individuals all over San Diego in full support of ReWild Mission Bay. Furthermore, The ReWild, Wildest Plan will fulfill the requirements of the MBPMP while the city's plan will not. To reject Audubon's plan simply because it does not meet the city's short-term financial goals is another attempt to control the dialogue and side-step public opinion. The city must fully analyze the Wildest Plan, and provide both environmental and long-term economic analyses of both plans.

There is another troubling aspect of this planning process. During this process, the golf course and the RV facility have been upgrading their infrastructure. The golf course has installed new lighting and the RV facility is rebuilding the pool and clubhouse. Has the city, or anyone, assured these entities that they will retain their leases after the planning process is done? The current lease with Campland was negotiated behind closed doors, without any public input or scrutiny. Now, we are left to guess what was said or agreed to in secret. We believe that it would be prudent for the city to settle any legal disputes before entering into another agreement with the party that is suing you.

The city's plan (De Anza Natural) is rather vague as presented, but here are some questions, in no particular order, about some of the details.

Will the channel be spanned by two bridges as depicted in the site plan?

Are these pedestrian bridges or for motor vehicles?

How much will the bridges cost?

Is any infrastructure planned on the island?

Will the shores of the island be hardened?

Will the shores of the channel be hardened?

Will the shores of Rose Creek be hardened?

How much will it cost to maintain these shorelines?

Where is the parking?

Define low-cost visitor accommodations

In conclusion, the city should, adopt and implement Audubon's Wildest Plan because it meets the goals of the MBPMP and the CAP and satisfies the demands of the RWQCB, while the city's plan does not.

John Heatherington,  
for the Environmental Center of San Diego.

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**From:** [Chell, Kaitlin](#)  
**To:** [Norris, Richard](#); [PLN PlanningCEQA](#); [Henter, Heather](#); [Serrano, Denise](#); [Kay, Isabelle](#); [Matthew T Costa](#); [Peek-Asa, Corinne](#)  
**Subject:** [EXTERNAL] RE: De Anza Natural Comment--NRS/UCSD  
**Date:** Monday, February 7, 2022 8:42:56 AM

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Thanks for sharing, Dick. In general, I think the comments look good. However, I would put the recommendations at the beginning of each paragraph, instead of at the end, and I would bold them. This should make it more clear and easier to skim. For example:

**1. Shrink the island and replace that area with wetlands, de-channelizing the eastern leg of Rose Creek; eliminate the upland peninsula in the former Campland site to create contiguous marsh across the northern shore of Mission Bay; and reconnect Rose Creek to the western part of the marsh in the Northern Wildlife Preserve and Kendall Frost Reserve via a western distributary channel.**

Most of the dollar value of ecosystem services that San Diego can get from marsh restoration depend upon a vibrantly growing marsh; those values include carbon storage, sea-level rise protection, coastal property values, fisheries enhancements, habitat value for wildlife, human health benefits, tourism and public access, and pollution reduction. Both the existing and restored marsh need water and sediment to grow well and to balance decomposition, erosion, and sea-level rise. Channelization of Rose Creek has diverted fresh water and sediment directly into the bay where it creates problems with water pollution and the need for periodic dredging. To correct this situation, Rose Creek should be de-channelized and restored to a system of distributary channels that deliver fresh water and sediment throughout the marsh. Recommendations: (a) Shrink the island and replace that area with wetlands, de-channelizing the eastern leg of Rose Creek; (b) Eliminate the upland peninsula in the former Campland site to create contiguous marsh across the northern shore of Mission Bay; and (c) Reconnect to Rose Creek to the western part of the marsh in the Northern Wildlife Preserve and Kendall Frost Reserve via a western distributary channel.

**Kaitlin Chell**

Executive Director  
State and Local Government & Community Relations  
Government & Community Relations  
UC San Diego  
O: 858.534.0930  
C: 858.449.9737  
[kchell@ucsd.edu](mailto:kchell@ucsd.edu)

**From:** Richard Norris <[rnorris@ucsd.edu](mailto:rnorris@ucsd.edu)>  
**Sent:** Sunday, February 6, 2022 3:36 PM  
**To:** [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov); [Henter, Heather <hhenter@ucsd.edu>](mailto:hhenter@ucsd.edu); [Serrano, Denise <d2serrano@ucsd.edu>](mailto:d2serrano@ucsd.edu); [Kay, Isabelle <ikay@ucsd.edu>](mailto:ikay@ucsd.edu); [Matthew T Costa <mtcosta@UCSD.EDU>](mailto:mtcosta@UCSD.EDU);

Chell, Kaitlin <kchell@UCSD.EDU>; Peek-Asa, Corinne <cpeekasa@UCSD.EDU>

**Subject:** De Anza Natural Comment--NRS/UCSD

Hi All,

We have pasted our comments below and attached the same comments as a Word Document. Please note that we provide these comments as private citizens. However, for identification purposes only, we are representatives of the UC Natural Reserve System charged with management of the Kendall Frost Mission Bay Marsh Reserve wherein the University of California is a Trustee Agency.

Best, Dick

### **Comment on the De Anza Natural NOP**

From: Dr. Richard D. Norris, Dr. Heather Henter, Isabelle Kay & Dr. Matt Costa. For identification purposes only, we are representatives of the UC Natural Reserve System charged with management of the Kendall Frost Mission Bay Marsh Reserve wherein the University of California is a Trustee Agency.

PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan)

SCH No.: 2018061024

LOCATION: Mission Bay Park – De Anza Cove

COMMUNITY PLANNING AREA: Mission Bay Park

COUNCIL DISTRICT: 2

Our overarching comment is support of the general thrust of the NOP. We particularly note the proposal's:

- Extensive restoration of marsh adjacent to the Kendall-Frost Mission Bay Marsh.
- Intent to conduct marsh restoration and redevelopment of the Mission Bay Park lands within the NOP in one effort, rather than in piecemeal fashion.
- Incorporation of a wetlands interpretive center as part of the plan. This center can serve multiple public needs as a tourist venue, education hub, and site for the Kumeyaay to share their culture and history.
- Placement of camping and recreation features upslope of the restored wetlands, where the latter can act as a “green sponge” or “living shoreline” to protect City infrastructure from coastal flooding.

We also applaud the general principle that coastal infrastructure should be resilient to flooding either because structures can be moved prior to flooding (like yurts, willow houses, and tents), or are relatively undamaged by flooding (such as walking paths, native gardens, and boat launches).

We hope that the plan follows the recommendations in the RWQCB SEP. It is difficult to assess the NOP fully at this stage given the broad definition used for wetlands (*“The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water”*) and without an analysis of the impact of predicted sea-level rise.

Below we comment on how to maximize ecosystem services from the restored wetlands. Some of these services are of considerable dollar value—more than \$1 million per year in the case of enhancements to the recreational and commercial

fisheries—while others, such as carbon sequestration for the City’s Climate Action Plan, pollution abatement, and public access are important for different parts of the City’s responsibilities to its citizens.

### **Our Recommendations:**

1. Most of the dollar value of ecosystem services that San Diego can get from marsh restoration depend upon a vibrantly growing marsh; those values include carbon storage, sea-level rise protection, coastal property values, fisheries enhancements, habitat value for wildlife, human health benefits, tourism and public access, and pollution reduction. Both the existing and restored marsh need water and sediment to grow well and to balance decomposition, erosion, and sea-level rise. Channelization of Rose Creek has diverted fresh water and sediment directly into the bay where it creates problems with water pollution and the need for periodic dredging. To correct this situation, Rose Creek should be de-channelized and restored to a system of distributary channels that deliver fresh water and sediment throughout the marsh. Recommendations: (a) Shrink the island and replace that area with wetlands, de-channelizing the eastern leg of Rose Creek; (b) Eliminate the upland peninsula in the former Campland site to create contiguous marsh across the northern shore of Mission Bay (c) reconnect to Rose Creek to the western part of the marsh in the Northern Wildlife Preserve and Kendall Frost Reserve via a western distributary channel.

2. It is critical that the redesign of the wetlands is done in a unified fashion, so that distributary channels can be designed to work across all the parcels slated for marsh restoration. A unified planning process and implementation program is critical to obtain a healthy wetlands system that can maximize ecosystem services to the people of San Diego. Recommendation: (a) conduct the planning, hydrodynamic modeling, and restoration effort in one project designed to maximize circulation of water through the entire wetland.

3. The ReWild project did an engineering study that concluded that a de-channelized creek would blow out in heavy rains and flow directly into Mission Bay. Embracing a coastal habitat design that allows Rose Creek and its distributary creeks to change shape in response to rain and storm events will add resilience to the system. Recommendations: (a) The solution is to design the creek bed with the initial bends upstream within the existing Golf Course and Park land to avoid hard turns in the channel close to the Mission Bay shoreline; (b) Construction of the distributary channels should avoid the use of hard infrastructure to lock channels into place.

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walking distance of Mission Bay High School and associated parking is ideal so that the interpretive center could be used by MBHS students and other SD Unified classes and afterschool programs; (b) The location should also be served by paths/sidewalks to the Trolley Station; (c) The interpretive center should have indoor and outdoor lab spaces for use by SD Unified schools as well as aquarium spaces for public interpretation; (d) The center should be located to feed visitors onto the boardwalks that lead into the marsh; (e) The center could also be a location for a docent program of guided tours of the wetland and for community engagement.

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Recommendations: (a) Kumeyaay culture should be a major element of all educational exhibits in a "Wetlands Education Center" or informational panels next to walkways; (b) Access for their on-site practices, including horticulture, fishing, structures, and ceremonial sites should be built directly in the plan, not just as a tourist attraction.

Richard D. Norris  
Scripps Institution of Oceanography  
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La Jolla CA 92093-0244  
Ph: 858-822-1868  
email: [rnorris@ucsd.edu](mailto:rnorris@ucsd.edu)

"We are off on the Greatest Adventure of our lives!"



**From:** [Frank Landis](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] CNPSSD comment on De Anza Natural (Amendment to the Mission Bay Park Master Plan), SCH No.: 2018061024  
**Date:** Thursday, February 10, 2022 3:38:32 PM  
**Attachments:** [CNPSSD comment on De Anza Natural NOP 20220209.pdf](#)

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Dear Ms. Moore,

Please find attached comments on the De Anza Natural (Amendment to the Mission Bay Park Master Plan). Let me know if you can open and read the attached letter.

Please also keep me and CNPSSD informed on all updates to this project at this email ([franklandis03@yahoo.com](mailto:franklandis03@yahoo.com)) and [conservation@cnpsd.org](mailto:conservation@cnpsd.org).

Stay safe,

Frank Landis, PhD  
Conservation Chair  
CNPSSD

# California Native Plant Society

San Diego Chapter of the California Native Plant Society

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San Diego CA 92112-1390

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February 9, 2022

Jordan Moore  
Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123  
By e-mail to PlanningCEQA@sandiego.gov

RE: De Anza Natural (Amendment to the Mission Bay Park Master Plan), SCH No.:  
2018061024

Dear Ms. Moore,

Thank you for the opportunity to comment on the draft of the De Anza Cove Amendment to the Mission Bay Park Master Plan ("Project") and the Notice of Preparation ("NOP") for the associated Programmatic Environmental Impact Report ("PEIR"). CNPS promotes sound plant science as the backbone of effective natural areas protection. We work closely with decision-makers, scientists, and local planners to advocate for well informed and environmentally friendly policies, regulations, and land management practices. Our focus is on California's native plants, the vegetation they form, and climate change as it affects both.

We appreciate the City restarting this CEQA process, and we appreciate the new proposed project design. That said, there is much that needs to be done. The comments below are aimed at coming to a highly functional design.

This letter contains two sections. The first contains comments made on behalf of CNPS about the CEQA process, project design, native plant issues, and climate change. The second section contains personal comments made by the author (Landis) on geology and soil contamination hazards, as these are areas outside of CNPS' expertise.

## **CEQA Process**

These comments are made on the assumption that the resulting CEQA document will be a Programmatic EIR covering numerous projects within the area. The language of the NOP made it unclear by only using project instead of program. If this is for a normal, project-level EIR, please clarify that immediately.

Second, please use the PEIR to analyze all program-wide and site-wide issues. These include climate change, sea level rise, carbon sequestration, earthquake hazards, and soil hazards, as well as issues like hydrology that other groups have worked on. While this initially places a burden on the City to do these analyses, it rapidly pays dividends. Site-wide analyses means that the site plan can be modified to avoid impacts. This cannot be done once the site is



*Dedicated to the preservation of California native flora*

piecemealed into a number of different project areas, each with their separate process. Second, it avoids the unfortunately common San Diego problem of the City having to resolve endless arguments created by design shortfalls that situate projects with incompatible uses next to each other. Considering how much time, money, and resources existing conflicts already consume in San Diego, it seems wise to front-load every municipal CEQA process to avoid needlessly adding to them.

### **Project Design**

What is the timeline and lifespan of the Program? This and the next two questions are critical for understanding the effects of climate change on the Project site. At some point in the future, most or all of the area will be underwater, and at some point before that storm surge from 100 year and greater storms will cause massive damage to both the natural and built environment in the Project area. Being explicit about the timeline (events and changes each year) and lifespan of the Project from the beginning will help with analysis of impacts from the Project.

Second, what is the proposed model for climate change embodied in the Project? Specifically, what model(s) of sea level rise are used to analyze impacts? What models of changing storm severity will be used? These all feed into an analysis of Project impacts to both built and natural Project infrastructure. This model needs to be listed with annual sea level increases.

Third, please create and use an elevational map of the Project site as it currently stands and as will exist in all Project alternatives. This, combined with the timeline and the sea level rise and storm hazard models, will clarify which areas are at risk and when they are at risk. This is essential for risk and impact analysis. It will also simplify discussing the Project. If, for example, Kendall Frost will be largely gone by 2100 due to sea level rise and storm damage, that gives everyone a framework for discussing impacts and solutions.

Fourth, create maps of the changes over time under the main, no project, and environmentally superior alternatives. These maps need to show critical information such as extent of mudflats, wetlands, transition vegetation, supporting upland vegetation, buffer distance between wetlands and sensitive habitats and planned development or active recreation areas over time, including the present conditions, when construction is completed, and at critical points (at least every decade) over the lifespan of the Project.

Fifth, we strongly urge the City to include the ReWild “Wildest” scenario as an alternative. To be clear, we appreciate the updated map, although there are significant quibbles with it, as described below. The point here is that, once the analyses are done, it may turn out that Wildest is a better option than the footprint proposed in the NOP. Or it may not. Regardless, it needs to be part of the mix.

Sixth, the Rewild coalition has done a large amount of work already, especially research on the hydrology of that corner of Mission Bay. We suggest you build off their work, especially on the hydrology. So far as we know, their work was done objectively, and using it as a basis to build from will give the City better results with less expense. We focus on hydrology because the City’s proposed design shows a channel cutting across the De Anza boot at more-or-less right angles to the flow of Rose Creek. In our experience, water turning 90 degree corners tends to heavily erode the outer bank, and the City’s proposed program sites a (foot?) bridge right at the point of maximum erosion. This appears problematic, and using the existing hydrology model may suggest a better alternative that can be easily swapped-in early in the design process.

### **Native Plant Issues**

First, the Program needs to increase wetland acreage. The City of San Diego is missing its greenhouse gas reduction targets and the City's own Vulnerability Assessment (pg 40) shows that "43% of our salt marsh acres may be inundated under 0.25m (1ft) of sea level rise." More tidal wetlands mean more carbon sequestration to help the City meet its Climate Action Plan goals.

Second, and building on the previous section, please show how the habitats and land uses change as sea levels rise. This is needed because of the funding requirements and because it is critical way to know if any alternative is successful. It is impossible to understand the resilience of the marsh in this plan without understanding how sea level rise changes the habitats and shoreline. Show us how sea level rise affects the plan.

Third, the Upland and Buffer land uses will be a valuable component of the coastal habitat complex. In the program design and the PEIR, the Upland and Buffer land uses should be clearly defined and should augment the habitat, educational, and connection value of the restored wetland. The EIR must define these land uses and must show how marsh migration as sea levels rise is facilitated.

Fourth, as a potential mitigation, evaluate using wetland restoration within the Project site as a mitigation bank for wetland damage within lower Rose Creek and other Mission Bay wetlands. The reasoning is that the Stormwater Department has to periodically clean out drainage channels in the Golf Course, and these impacts to wetland vegetation are currently being mitigated in western Peñasquitos Canyon. I (Landis) am currently the chair of the Los Peñasquitos Canyon Preserve Citizens' Advisory Committee. We are consulted on mitigation work in the canyon, and that mitigation bank is running out of space for wetlands projects. It might therefore be useful to determine if the Project site can be used as a mitigation bank for wetland takes in the watershed.

### **Climate Change**

As noted above, the City of San Diego is falling short of its Climate Action Plan goals. Mission Bay marshland is one compact area where carbon might be sequestered, assuming it is not all eroded away.

First, in the PEIR please analyze how the storage and sequestration value of the restoration changes as sea levels rise. The City needs to show how 80 acres of "additional functional wetlands" remain after 2100 sea level rise predictions, as required by the Regional Water Quality Control Board funding Mission Bay SEP.

Second, quantify greenhouse gas emissions from the Project site, including from the wetlands. Wetland soils only retain carbon if left undisturbed, so measuring their carbon storage and greenhouse gas emissions necessarily includes disturbance, from wave and stream erosion, from drying out, and from exposure of soil carbon in the fill under Campland and the Golf Course.

### **The following comments are made purely on a personal basis, not on behalf of CNPS.**

Occasionally during a CEQA process, I (Landis) turn up something that is important to public health or safety, but which is outside of CNPS interests. That is what happened here. The following comments are about geologic hazards and soil contamination. I am not a geologist, but I did receive a bachelor's degree in Environmental Science, and minored in soil science as part of my PhD in Botany.

### **Specific Comments on Geologic Hazards:**

There is potentially significant risk of directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic shaking in De Anza cove as a result of a major earthquake on the Rose Canyon Fault.

The project site is between approximately 450 and 7,700 feet from the Rose Canyon Fault, from De Anza park to the west side of Kendall Frost and the Northern Preserve. On January 24, 2022, City Development services sent out a press release with updated Alquist-Priolo maps that include Mission Bay ([https://www.conservation.ca.gov/cgs/Documents/Publications/EZRIM/LA\\_JOLLA\\_EZRIM\\_all.pdf](https://www.conservation.ca.gov/cgs/Documents/Publications/EZRIM/LA_JOLLA_EZRIM_all.pdf)). From the map, it was obvious that the Rose Canyon fault runs parallel to and just east of I-5 near the project site. A little more research turned up the 2014 San Diego Earthquake Planning Scenario (<https://sandiego.eeri.org/2014-eq-scenario/>), which is for a magnitude 6.9 quake on the Rose Canyon Fault.

Reading that scenario made it obvious that it is critical to analyze geologic hazards in planning the future northern Mission Bay. It projects shaking of a severity VIII, with moderate to heavy damage to structures within the project area, and risk of injury or death to humans.

What is unclear is what will be damaged. Given the range of proposed structures, from buildings and bridges to fill or utility hookups and infrastructure for recreational vehicles, it is unclear what is most at risk. For example, would a camper be a safe structure or an unsafe structure? How about the light poles at a golf course? These risks need to be analyzed, as they are non-standard structures that are covered by this PEIR.

In analyzing the earthquake hazard, the easiest way to mitigate any earthquake risk is through site design within the overall Project landscape, determining what uses are appropriate where to minimize the risk. Where there are substantial risks to human life, proper mitigation may involve limiting building, favoring temporary use (daytime recreation versus camping or longer-term occupancy), or leaving the riskiest areas for wildlife, which are not considered in this section of CEQA.

### **Soil liquefaction during an earthquake**

A major earthquake on the Rose Canyon fault may cause soil liquefaction on the Project site. This potentially significant impact needs to be analyzed and avoided or mitigated.

Soil liquefaction occurs in some soils as the result of earthquake shaking. Most commonly, sediments (mud, silt, sandy soils) liquefy during major earthquakes. The situation in the project site is more complicated, because even the 1903 topographic map (e.g. <https://www.johnfry.com/pages/PhotoSanDiego039.html>) shows that the site was filled near the modern golf course, and purportedly Campland is built on fill as well. Whether these fills are more or less safe remains to be determined.

The 2014 earthquake scenario lists all of the Mission Bay shoreline, including the entire project site, as having “Very High Liquefaction Potential.” This may be a substantial risk, not just to structures, but to people who are standing on sand or mud when the shaking starts. The problem is compounded by land uses, such as camping, that put people on dangerous ground throughout the day and night.

This potentially significant impact needs to be analyzed, both for salt marsh, beach, vegetated areas, and areas of fill. I was in the Bay Area during the 1989 Loma Prieta Quake. I was witness to the effects of soil liquefaction. Please take it quite seriously.

Finally, to note the obvious, any major Rose Canyon Earthquake will be a regional, multi-billion dollar disaster for San Diego. Roads including I-5, Morena Boulevard, and Mission Bay Drive are likely to be damaged. Thus, aid to the project site will likely be very, very slow in coming. If an RV is rendered uninhabitable, under normal circumstances the occupants can stay in a hotel until it is fixed. If all the hotels are damaged and there is no one to provide rescue, this becomes a serious problem. Please perform any hazard analysis with the understanding that impacts will be a minor part of a regional disaster, so normal first response will not be available to help.

### **Hazardous materials**

Do the soils under the Campland Site, the golf course, and the De Anza Boot contain hazardous materials? If so, the hazards need to be described and quantified, so that the best way to remediate them may be determined. The De Anza boot is known to have surface asbestos contamination. It is unclear what, if anything, entered the soil. Similarly, the fill under Campland and the Mission Bay Golf Course may contain hazardous materials, either as a result of the fill material or as the result of operations over the decades. Therefore, soil analyses are needed, to quantify the hazard.

This is a routine but important question: what is in the soils of sites where substantial earth movement is contemplated? Will soil movement exacerbate the hazard, or mitigate it?

This may also play into site design. For example, if the soils of the De Anza boot are substantially contaminated, but leaving them in place and undisturbed is the best option for mitigating the hazard, then digging a channel across the boot, as shown in the NOP plan, is counterproductive. This is not just due to digging, but to the inevitable issues of erosion, soil leaching, and resulting exposures.

Ideally proper studies will be done, soil samples will be analyzed, and nothing significant will be found. That is a perfectly reasonable, even hoped-for, outcome. Conversely, as the City has learned at 101 Ash Street, unmitigated contamination is a costly problem. Quantifying soil contamination on the Project site, and modifying the project design as necessary to avoid serious problems, is probably the most cost-effective and safest approach going forward.

Thank you for taking these comments. Please keep CNPSSD informed of all developments with this project and associated documents and meetings, through email to [conservation@cnpsd.org](mailto:conservation@cnpsd.org) and [franklandis03@yahoo.com](mailto:franklandis03@yahoo.com).

Sincerely,



Frank Landis, PhD

Conservation Chair

California Native Plant Society, San Diego Chapter

**From:** [Ryan Karlsgodt](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
**Date:** Thursday, February 10, 2022 2:17:34 PM

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Good afternoon,

On behalf of Citizens Coordinate for Century 3 ("C-3"), I submit the following comments on the City's NOP for the De Anza Natural plan.

1. Assess the types and ratios of low-cost visitor accommodations (LCVA) in the pink-colored area of the plan (i.e., expected Campland lease) for GHG emissions. In order to understand the greenhouse gas emissions of the camping/LCVA, you should analyze and compare the environmental impacts of RV use, tent camping, yurts/cabins, hostels, etc. RV camping GHG assessment should incorporate the total VMT of RV campers (i.e., estimate average VMT for RV users from origin to destination).
2. The actual expected costs for users should be analyzed for each potential type of LCVA. Analyze historical data of what Campland charges for RV spots, compare to area hotels data, and estimate actual costs of other types of LCVA. There should be a balanced, diverse mix of types of LCVA.
3. Public access to all shoreline areas should be protected by limiting the appearance of private areas in the pink-colored area. As currently depicted, the southernmost beach would likely be construed by park users as a private beach for the lessee of the pink-colored area. The pink-colored leasehold should not run to the edge of the water, as it currently does.
4. The De Anza Cove and the entire De Anza Natural area should be off-limits to motorized watercraft. This is for both water quality and habitat protection reasons.
5. Uses of coastal land should be coastal-dependent or coastal-related. Leases should clearly state that other uses, such as long-term RV/boat storage, are not allowed.
6. Do actual outreach to indigenous groups and incorporate their feedback in the plan. I have reason to believe that meaningful outreach has been lacking or nonexistent so far.
7. The education or nature interpretive center should be located on the East side of Rose Creek, on or near the wetlands.
8. Analyze the effects of sea level rise by 2050 and by 2100. Analyze the climate change adaptation (i.e., protection of property from storm surge, high tides, and sea level rise) benefits of the project in addition to the climate change mitigation (i.e., carbon sequestration) effects of the project.

Thank you,

Ryan Karlsgodt  
President of C-3

--

*Ryan Karlsgodt*

619.890.9563  
[c3sandiego.org](http://c3sandiego.org)



*C-3 is dedicated to preserving and improving our region's built and natural environments. Our objective is to influence critical policy, planning, and design through education, empowerment, and advocacy.*





**From:** [Livia Borak Beaudin](#)  
**To:** [Moore, Jordan](#); [PLN PlanningCEQA](#)  
**Subject:** [EXTERNAL] CERF Comments: De Anza Natural (Amendment to the Mission Bay Park Master Plan) NOP  
**Date:** Thursday, February 10, 2022 2:38:00 PM  
**Attachments:** [image001.png](#)  
[CERF Comments.De Anza Natural NOP.pdf](#)

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Please find attached comments on behalf of Coastal Environmental Rights Foundation regarding the De Anza Natural NOP.

Thank you,  
~Livia

|                                                                                   |                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b><i>Livia Borak Beaudin (she/her)</i></b></p> <p><b>Coast Law Group LLP</b><br/>1140 South Coast Highway 101<br/>Encinitas, California 92024<br/>tel. 760.942.8505 x118<br/>fax 760.942.8515</p> |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*“Like music and art, love of nature is a common language that can transcend political or social boundaries.” – Jimmy Carter*



February 10, 2022

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

*Via Email*  
[PlanningCEQA@san Diego.gov](mailto:PlanningCEQA@san Diego.gov)  
[JTMoore@san Diego.gov](mailto:JTMoore@san Diego.gov)

**Re: De Anza Natural (Amendment to the Mission Bay Park Master Plan) NOP**

Please accept these comments on behalf of the Coastal Environmental Rights Foundation (CERF), a nonprofit environmental organization founded by surfers in 2008 for the protection and enhancement of California's coastal resources. The purposes of CERF are to aid the enforcement of environmental laws, raise public awareness about coastal environmental issues, encourage environmental and political activism, and generally act to defend natural resources in coastal areas.

CERF echoes the concerns and comments made by the ReWild Coalition and San Diego Audubon. In particular, CERF urges the City to fully analyze the ReWild Wildest Plan. The City made a commitment to the Regional Water Quality Control Board to maximize implementation of wetland restoration. The ReWild Mission Bay Feasibility Study has already demonstrated the feasibility of converting the De Anza boot to wetlands.

Maximizing wetland restoration and increasing wetland acreage also achieves compliance with the City Charter, Mission Bay Park Master Plan, and Natural Resource Management Plan (NRMP). The City Charter prioritizes wetland expansion and water quality improvements:

(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.<sup>1</sup>**

Similarly, the Mission Bay NRMP emphasizes that continuous efforts should “be made to improve water quality for preserve areas and the Bay.”<sup>2</sup> In addition, future changes to stream flows (including Rose Creek) should consider the natural resource management policies in Mission Bay Park.<sup>3</sup>

The Charter and NRMP focus on water quality and wetlands for good reason. Water quality in Mission Bay is impaired in numerous locations, including the Rose Creek outfall, De Anza Cove, and at the Campland shoreline.<sup>4</sup> Notably, bacteria is the highest priority water quality condition in the Mission Bay Watershed Management Area and is especially problematic for the eastern portion of Mission Bay.<sup>5</sup> By introducing development into Mission Bay, the Project has the potential to exacerbate these impairments.

Notably, wetlands are particularly effective in treating bacteria and sediment, another pollutant of concern.<sup>6</sup> The NRMP also stresses the importance of an expanded preserve system to “counterbalance the negative impact of a progressively urban influence and future threat of rising sea levels.”<sup>7</sup> Because the Project has the potential to negatively impact existing preserve areas and exacerbate existing Mission Bay water quality issues, future wetlands at De Anza Cove and within the Reserve/Campland area have the potential to mitigate such impacts.

For these reasons, as well as those articulated by the ReWild Coalition and San Diego Audubon, CERF urges the City to focus on and fully analyze the ReWild Wildest Plan and maximize wetland restoration at the De Anza boot.

Thank you for your consideration.

Sincerely,



Livia Borak Beaudin

Legal Director

Coastal Environmental Rights Foundation

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<sup>1</sup> City Charter, Section 55.2(c)(1)(B), emphasis added.

<sup>2</sup> NRMP, p.38.

<sup>3</sup> Id.

<sup>4</sup> Mission Bay Water Quality Improvement Plan, p. 2-13-14.

<sup>5</sup> Id., p. v; Natural Resource Management Plan, p. 22.

<sup>6</sup> Mission Bay Water Quality Improvement Plan, p. 4-41; NRMP, p. 22.

<sup>7</sup> NRMP, p. 42.

**From:** [Friends of Rose Creek](#)  
**To:** [PLN\\_PlanningCEQA](#)  
**Subject:** [EXTERNAL] PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan) / SCH No.: 2018061024 LOCATION: Mission Bay Park - De Anza Cove  
**Date:** Thursday, February 10, 2022 10:08:43 AM  
**Attachments:** [DeAnzaNaturalScopingCommentsFORC\\_20220210.pdf](#)  
**Importance:** High

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Dear Mr. Moore,

Please find the Friends of Rose Creek comments on the above referenced project attached in PDF format. Please advise if you run into any technical difficulties.

**Warmly,**

**Karin Zirk, Ph.D. (she/her/hers)**  
**Executive Director**

**858-405-7503**

**Friends of Rose Creek**

**\*\*\* Connecting Our Communities \*\*\***

**<https://www.saverosecreek.org>**

<<...>>



## **Friends of Rose Creek \***

*"Connecting Our Communities"*

4629 Cass Street #188  
San Diego CA 92109



February 10, 2022

Via Email Submission to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov)

Jordan Moore, Senior Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123.

PROJECT NAME: De Anza Natural (Amendment to the Mission Bay Park Master Plan)  
SCH No.: 2018061024 LOCATION: Mission Bay Park – De Anza Cove  
COMMUNITY PLANNING AREA: Mission Bay Park  
COUNCIL DISTRICT: 2

Dear Mr. Jordan,

Thank you for the opportunity to provide scoping comments on the De Anza Natural Plan. The Friends of Rose Creek cares for, enhances, and advocates for the protection of Rose Creek and the entire Rose Creek Watershed, which provides critical park services to a diverse community of local residents and visitors, as well as bird watchers and bicyclists from around the county. Our vision is for lower Rose Creek to be an open space park providing recreational and learning opportunities and a clean, healthy, aesthetically pleasing environment for residents, visitors, businesses, and native plants and animals, while serving as an accessible link for bicyclists, pedestrians, and wildlife to move between Rose Canyon Park, Marian Bear Park, Mission Bay Park, and surrounding communities.

We feel the De Anza Natural project is heading in a positive direction but would like to see the City of San Diego fully restore naturally functioning wetlands on both sides of the mouth of Rose Creek to

1. better protect the surrounding community from sea-level rise,
2. reduce maintenance costs over the long term,
3. ensure continuous wetland habitat that is more likely to thrive than smaller separated parcels.

We also feel that including the acreage of Kendall-Frost and the Robin Stribley salt marshes in this plan to show over 200 acres of wetlands is disingenuous as those are existing marshes. The analysis should be broken out to list separately the proposed new acres of wetlands and should include breakdowns of how much upper, middle, and lower salt marsh will be created and how much will still be in existence in the year 2100.

In the City's SEP agreement with the Regional Water Quality Control Board ([Mission Bay SEP](#)), the City agreed to restore "the southern portion of the De Anza 'boot' and the De Anza Bay to wetlands." In the City's De Anza Natural plan however, the southern portion of the existing De Anza boot has been converted to an island for low-cost visitor accommodations rather than wetlands.

The SEP also requires that the City "maximize implementable wetland restoration reflective of existing feasibility studies..." and the ReWild Mission Bay Feasibility Study shows that wetland restoration of De Anza peninsula is feasible. Wetland restoration is coastal dependent and this is the best location for wetland restoration in the whole bay because Rose Creek is the single largest source of fresh water inflows into Mission Bay.

In general, we feel it is unconscionable to allow recreational vehicle storage on public parkland and should not take priority over additional wetlands acreage. Therefore, we believe that allocating 50 acres to low-cost visitor accommodations is excessive if we remove vehicle storage from the plan.

The [City plans for recreation at the Bay-wide scale](#). Therefore, this EIR needs to analyze the changes in beach and boat access in the De Anza Natural planning area compared to where these opportunities may be located elsewhere in Mission Bay and identify the percentage of loss under a maximum wetlands restoration as depicted in the ReWild Mission Bay Feasibility Study.

Please compare the proposed increase of accessible nature-based tidal-wetland and cultural center access acres in this project compared to the total available acreage for these opportunities in the rest of the Mission Bay. We believe that maximizing the wetlands restoration in this portion of the bay still provides the majority of swimming beach, picnic areas, active recreation space and other uses available in Mission Bay overall including in the east bay.

We feel strongly that as part of this planning effort, the name of "De Anza" should be retired from use due to Juan Bautista de Anza's active participation in genocide of indigenous communities. A more equitable solution would be to have a public naming process that includes indigenous communities as well as historically underserved communities to provide a new name that is reflective of future visions for this area.

We strongly encourage the City to include watershed management best management practices upstream in the Rose Creek watershed to improve the water quality, biodiversity and wildlife corridor functions of Rose Creek from the southern terminus of Marian Bear Natural Park to the restored wetlands in Mission Bay Park that will ultimately benefit this area of Mission Bay and improve water quality in the cove area.

Please find our questions and comments **regarding the type and extent of environmental analyses to be undertaken** in the Program Environmental Impact Report (PEIR) in the table below.

*\*A member of the Rose Creek Watershed Alliance*

*\*A Friends Group of San Diego Canyonlands, Inc.*

*\*Part of the ReWild Mission Bay Coalition*

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| Question Number | Question                                                                                                                                                                                                                                                                                                                           |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1               | What biologic value including reproduction opportunities will the upland habitat have for birds and small mammals with walking paths through the habitat and without walking paths through them?                                                                                                                                   |
| 2               | How will the biologic value for upland habitat diminish for birds and small mammals with a 50-, 100-, and 150-foot buffer for human usage including dog walkers?                                                                                                                                                                   |
| 3               | In regards to the proposed cove area with swimming beach, what water quality impacts are expected from allowing motorized water craft versus prohibiting motorized boats in this area?                                                                                                                                             |
| 4               | How will the salt marsh habitats withstand wave impacts by motorized water craft in and around the restored wetlands on the south side of the project? Please study an acceptable distance from wetlands that motorized watercraft should remain to protect the wetlands and non-motorized users who wish to explore the wetlands. |
| 5               | How will the peninsula proposed just south of Mission Bay High School restrict water movement from Rose Creek to Kendall-Frost in a self-maintaining fashion?                                                                                                                                                                      |
| 6               | How would replacement of the peninsula proposed just south of Mission Bay High School with an island to the south help increase water flow from Rose Creek to the Kendall-Frost Marsh and provide protected habitat for birds?                                                                                                     |


*\*A member of the Rose Creek Watershed Alliance*

*\*A Friends Group of San Diego Canyonlands, Inc.*

*\* Part of the ReWild Mission Bay Coalition*

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| Question Number | Question                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7               | <p>Please compare the flood reduction potential for communities along Rose Creek upstream of Grand Avenue due to sea level rise and warming water with the City's proposed alternative and something that looks more like the modified imaged below. This would allow the southeastern portion of the visitor accommodation to have docks near the existing boat launch ramp and keep motorized boats out of the cove to reduce fuel in the water and enhance the cover for swimming and non-motorized boating activities.</p>                                                                                                        |
| 8               | <p>We strongly feel that the potential nature interpretive area should be situated on the east side of Rose Creek to allow for easier access for school groups and tourists and reduce traffic in residential areas near Pacific Beach Drive and Olney Street as well as surrounding neighborhoods. The last time a nature center was proposed at the dirt lot between Crown Point Shores and the Robin Sibley marsh it had significant opposition from local residents due to extra traffic by school and tour buses. Please study the traffic congestion and air quality degradation from a potential nature interpretive center off Pacific Beach Drive and Olney Street versus in the current De Anza Cove Area.</p> |
| 9               | <p>How does situating wetlands away from the mouth of Rose Creek to the east end of the project area support the goals and objects of Climate Resilient SD Plan by planning for natural solutions to sea level rise?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10              | <p>How will areas the City of San Diego dredges adjacent to existing and future wetlands be shifted further away to allow for nature-based solutions identified in the Climate Resilient SD Plan?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

*\*A member of the Rose Creek Watershed Alliance*

*\*A Friends Group of San Diego Canyonlands, Inc.*

*\*Part of the ReWild Mission Bay Coalition*

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| Question Number | Question                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11              | How will the channel from Rose Creek to the cove area and swimming beaches improve water quality for water-contact recreation as long as Rose Creek is a polluted waterway and on the State of California's 303(d) list of impaired water ways?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 12              | How will habitat restoration in the Rose Creek area incorporated in the Mission Bay Park Improvement Fund Zone contribute to improved water quality in Mission Bay and specifically in the "cove area" of the De Anza Natural Plan?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 13              | Please include a strategy of managed retreat for the camping island in this plan. Even under existing conditions and due to prevailing currents, the south west corner of this area is already subjected to significant erosion and we have concerns on how the wetlands at this location will survive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 14              | While we appreciate the signalized intersection at Bond Street and Grand Avenue, we want to ensure that no direct motorized vehicular access is available from north or southbound Bond Street to the project area as this will divert even more traffic off Mission Bay Drive into a residential community that already suffers from high levels of cut through traffic due to the lack of roadway optimization from the I-5 South off ramp to Grand Avenue. Please include anticipated traffic, pollution and accident impacts to residents along the Bond Street corridor in the PEIR for any proposed direct motorize vehicular connection between Bond Street and the project area. However, the intersection should support bike and pedestrian access from Bond Street to the project area. |
| 15              | Please include a full sea-level rise analysis and projected impacts based on managed-retreat, nature based, and hardening strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 16              | In the analysis of 80 acres of additional wetlands remaining in 2100, please provide alternative scenarios that show how much of that would be lower, middle, and upper salt-marsh.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17              | What will be the impact of sea-level rise to low-cost visitor accommodations on the island? How would creating an island of upland habitat naturally convert to wetlands by 2100? How would a strategy of managed retreat maintain salt marsh acreage by 2100?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 18              | Please analyze the carbon sequestration benefits of the proposed lower, middle and upper wetlands under build-out and 2100 conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 19              | Please identify the projected maintenance costs for natural versus hardened shorelines in the PEIR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 20              | Please conduct a Traditional Cultural Properties review and identify Tribal Cultural Resources in the EIR and identify project elements that will enhance tribal access to these cultural resources?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 21              | Please clarify the project goals and specifically the goal of creating open water areas as open water acreage should not be counted as new wetland. The NOP specifies "The proposed project would expand the existing wetland habitat to include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water." Mission Bay already has plenty of open water.                                                                                                                                                                                                                                                                                                                                                                                                    |

*\*A member of the Rose Creek Watershed Alliance*

*\* A Friends Group of San Diego Canyonlands, Inc.*

*\* Part of the ReWild Mission Bay Coalition*

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Thank you for the opportunity to collaborate with the City of San Diego on this exciting project. We look forward to continuing to provide ideas and recommendations on how San Diego can create a world class wetlands preserve akin to the London Wetland Center (See <https://www.wwt.org.uk/wetland-centres/london/>) one of the most popular nature areas in the United Kingdom.

Respectfully,



Karin Zirk, Ph.D. (she/her/hers)

Executive Director

On behalf of Friends of Rose Creek

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