

City of San Diego 2008 General Plan

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
Land Use and Community Planning Element	
<p>General Plan Land Use Category Goal: Land use categories and designations that remain consistent with the general plan land use categories as community plans are updated and/or amended.</p>	<p>Consistent: The project is an amendment to the Mission Bay Park Master Plan (MBPMP), which serves as the Local Coastal Program Land Use Plan for Mission Bay Park. The project is consistent with the project area’s current General Plan land use category: Parks, Open Space and Recreation.</p>
<p>Policy LU-C.1: b. Rely on community plans for site-specific land use and density designations and recommendations.</p>	<p>Consistent: The project area is currently designated in the MBPMP as Special Study Area (SSA), Active Recreation, Regional Parkland, Natural Areas, and Dedicated Lease Areas. The original intent of the SSA was to be a flexible planning area. The project is an amendment to the MBPMP to refine the land uses specific to the De Anza area, and it meets the overall intent of the SSA as it is currently envisioned in the MBPMP by proposing land use areas for low-cost visitor guest accommodations, regional parkland, beach, boating, wetlands, and paths and trails as was originally called for within the SSA. The project is also consistent with the Active Recreation, Regional Parkland, Natural Areas, and Dedicated Lease Areas designations as it will be retaining these land uses within the proposed project area. Therefore, the project is consistent with the MBPMP, including the site-specific land use and density designations. Refer to Section 5.1, Land Use, and Figure 3-1, Site Plan, in the Program Environmental Impact Report (PEIR) for further details.</p>

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<p>General Plan Land Use Plan Amendment Process Goals: Approve plan amendments that better implement the General Plan and community plan goals and policies. Allow for changes that will assist in enhancing and implementing the community’s vision.</p>	<p>Consistent: The project is an amendment to the MBPMP in order to refine uses for the De Anza SSA and implement the vision of the General Plan and MBPMP in advancing the concept of “parks within a park” for the De Anza Cove area. The project also seeks to implement the vision of the MBPMP by removing Campland on the Bay (Campland) from its current location and replacing it with habitat contiguous to the existing Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (KFMR/NWP). The project would include improvements aimed at safeguarding the viability of marsh areas within its vicinity, conserving and enhancing the project’s wetland and upland habitats for the benefit of both wildlife and people, and enhancing the public use of this area of the project (nature center, boat facilities, low-cost visitor guest accommodations, active recreation space, regional parklands, multi-use trails).</p>
<p>Policy LU-D.1: Require a general plan and community plan amendment for proposals that involve: a change in community-plan-adopted land use or density/intensity range; a change in the adopted community plan development phasing schedule; or a change in plan policies, maps, or diagrams.</p>	<p>Consistent: The project is a plan amendment to the MBPMP to refine the land uses within the De Anza Cove area. Because the project area would remain zoned as Parks, Open Space, and Recreation, a General Plan amendment is not required.</p>
<p>Policy LU-D.3: Evaluate all privately-proposed plan amendment and City-initiated land use designation amendment requests through the plan amendment initiation process and present the proposal to the Planning Commission or City Council for consideration.</p>	<p>Consistent: The project is a City-initiated plan amendment to the MBPMP that includes policies to refine land use designations, remove the “De Anza SSA” land use designation, and prescribe more specific recommendations for the area. The City will present the proposed plan amendment to the Planning Commission and to City Council for consideration.</p>
<p>Policy LU-D.12: Evaluate specific issues that were identified through the initiation process, whether the proposed amendment helps achieve long term community goals, as well as any additional community-specific amendment evaluation factors.</p>	<p>Consistent: The City evaluated the proposed amendment and its relation to helping achieve long-term community goals. The project seeks to implement the vision of the MBPMP by proposing land uses for the former SSA, now De Anza Natural, including removing Campland from its current location and replacing it with habitat contiguous to the existing KFMR/NWP.</p>

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<p>Policy LU-D.13: Address the following standard plan amendment issues prior to the Planning Commission decision at a public hearing related to: level and diversity of community support; appropriate size and boundary for the amendment site; provision of additional benefit to the community; implementation of major General Plan and community plan goals, especially as related to the vision, values and City of Villages strategy; and provision of public facilities.</p>	<p>Consistent: The City will address all of these issues prior to the Planning Commission hearing for the project. The project would advance the current goals and intent of the adopted MBPMP relative to the project area. See response to Policy LU-C.1.</p>
<p>General Plan Land Use Planning for Coastal Resources Goal: Preservation and enhancement of coastal resources.</p>	<p>Consistent: The project is a plan amendment that would enhance coastal resources through revising land uses for the De Anza Cove area to support expanded habitat areas contiguous to the KFMR/NWP and in De Anza Cove, increased public access, provision of guest housing, and enhanced active and passive recreation opportunities.</p>
<p>General Plan Land Use Consistency Goal: Adopt zoning concurrently with community plan updates and amendments to ensure consistency with community plan land use designations.</p>	<p>Consistent: The project would be consistent with the current General Plan zoning and land use designation: Park, Open Space and Recreation.</p>
<p>Environmental Justice Goals: Ensure a just and equitable society by increasing public outreach and participation in the planning process. Promote and ensure environmental protection that will emphasize the importance of safe and healthy communities.</p>	<p>Consistent: The City has conducted extensive public outreach for the project dating back to December 2015. In June 2018, the City initiated a Draft PEIR (2018 Draft PEIR) process for the MBPMP and released the Notice of Preparation (NOP) on June 11, 2018. A scoping meeting was held on June 20, 2018. In response to public feedback, the City modified the project in 2022 to increase habitat restoration and circulated an NOP for De Anza Natural on January 11, 2022. A virtual scoping meeting was held on January 24, 2022. City staff also attended community events in 2022 and 2023, such as Love Your Wetlands Day, to engage with the public about the project. Opportunities for public involvement are planned and ongoing.</p>

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<p>Policy LU-I.1: Ensure environmental justice in the planning process through meaningful public involvement.</p> <p>a. Assure potentially affected community residents that they have opportunities to participate in decisions that affect their environment and health and that the concerns of all participants involved will be considered in the decision-making process.</p> <p>b. Increase public outreach to all segments of the community so that it is informative and detailed in terms of process and options available to the community.</p> <p>c. Consult with California Native American tribes to provide them with an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting or mitigating impacts to cultural places.</p>	<p>Consistent: See response to Environmental Justice Goals above. Affected residents have had many opportunities to participate in the planning process, including the NOP and public scoping meetings held for the project. Comments received during the NOP period and public scoping meeting were considered during the preparation of the PEIR. The City modified the project in 2022 to increase wetland restoration as a result of public comments received and circulated a new NOP on January 11, 2022. A virtual scoping meeting was held on January 24, 2022. The NOP and Scoping Letter comments are included as Appendix A, Notice of Preparation and Scoping Comments, and those comments were considered when preparing the PEIR. The City has also consulted with California Native American Tribes as required by Assembly Bill 52 and Senate Bill 18 (refer to Section 5.6, Historical, Archaeological, and Tribal Cultural Resources, in the PEIR).</p>
<p>Policy LU-I.5: Strive to achieve meaningful participation for all community residents in the siting and design of public facilities.</p>	<p>Consistent: Refer to consistency analysis for Environmental Justice Goals and Policy LU-I.1 above.</p>
<p>Policy LU-I.6: Provide equal access to public facilities and infrastructure for all community residents.</p>	<p>Consistent: The project is a plan amendment that would allow for equal access to parkland and recreational facilities within the project area. The project would expand mobility options and accessibility through the incorporation of multi-use pathways circulating throughout the project area and connecting to the adjacent community and greater Mission Bay Park. Proposed multi-use pathways would be Americans with Disabilities Act (ADA)-compliant. The Mid-Coast Trolley, which extends the Metropolitan Transit System (MTS) Blue Line Trolley from Downtown San Diego to the University community, is east of the project area. The Balboa Avenue Station, which is 0.25 mile northeast of the project area, and the Clairemont Drive Station, which is 0.75 mile southeast of the project area, would provide region-serving high-quality light-rail transit to the project area.</p>
<p>Policy LU-I.10: Improve mobility options and accessibility for the non-driving elderly, disabled, low- income and other members of the population (see also Mobility Element, Section B).</p>	<p>Consistent: See response to Policy LU-I.6.</p>

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<p>Policy LU-I.14: As part of community plan updates or amendments that involve land use or intensity changes, evaluate public health risks associated with identified sources of hazardous substances and toxic air emissions.</p>	<p>Consistent: The project is a plan amendment that is consistent with the current land use designations and seeks to refine the intensity of uses for the site. Health risks have been evaluated in Section 5.2, Air Quality and Odor, and Section 5.5, Hazards and Hazardous Materials.</p>
Mobility Element	
<p>A. Walkable Communities Goals: Create a safe and comfortable pedestrian environment. Greater walkability achieved through pedestrian-friendly street, site and building design.</p>	<p>Consistent: The project is a plan amendment that would include language to support an enhanced pedestrian environment through the provision of a comprehensive network of safe and convenient multi-use paths, trails, sidewalks, and/or facilities to accommodate pedestrians, connecting with the surrounding community and region. Circulation within the project area would include multi-use pathways for pedestrians that would provide connections to the existing facilities and would support policies and goals within the MBPMP to provide for a more comfortable pedestrian environment.</p> <p>Refer to Section 5.10, Transportation and Circulation, for further details.</p>
<p>Policy ME-A.1: Design and operate sidewalks, streets, and intersections to emphasize pedestrian safety and comfort through a variety of street design and traffic management solutions, including but not limited to those described in the Pedestrian Improvements Toolbox, Table ME-1 of the Mobility Element.</p>	<p>Consistent: See response to Mobility Element (ME) Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation. The project does not propose any changes to street or intersections. The project would include policies to support an enhanced pedestrian environment through the provision of a comprehensive network of safe and convenient multi-use paths, trails, sidewalks, and/or facilities to accommodate pedestrians, connecting with the surrounding community and region.</p>
<p>Policy ME-A.2.f: Provide adequate levels of lighting for pedestrian safety and comfort.</p>	<p>Consistent: Specific details regarding project lighting have yet to be determined, as this is a program-level analysis for a plan amendment. However, future development implemented as a result of the project would conform to the City’s lighting policies and standards, which would ensure that adequate levels of lighting are provided for pedestrian safety and comfort.</p>

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<p>Policy ME-A.4: Make sidewalks and street crossings accessible to pedestrians of all abilities.</p> <ul style="list-style-type: none"> a. Meet or exceed all federal and state requirements. b. Provide special attention to the needs of children, the elderly, and people with disabilities. c. Maintain pedestrian facilities to be free of damage or trip hazards. 	<p>Consistent: All proposed trails, paths, sidewalks and street crossings would be ADA accessible and constructed in accordance with all federal, state, and local safety and design requirements to serve pedestrians of all abilities.</p>
<p>Policy ME-A.5: Provide adequate sidewalk widths and clear path of travel as determined by street classification, adjoining land uses, and expected pedestrian usage.</p> <ul style="list-style-type: none"> a. Minimize obstructions and barriers that inhibit pedestrian circulation. b. Consider pedestrian impacts when designing the width and number of driveways within a street segment. 	<p>Consistent: See response to Policy ME-A.4.</p>
<p>Policy ME-A.6.a: Ensure that pedestrian facilities such as sidewalks, trails, bridges, pedestrian-oriented and street lighting, ramps, stairways and other facilities are implemented as needed to support pedestrian circulation. Additional examples of pedestrian facilities are provided in the Pedestrian Improvements Toolbox, Table ME-1.</p> <ul style="list-style-type: none"> 1. Close gaps in the sidewalk network. 2. Provide convenient pedestrian connections between land uses. 3. Design grading plans to provide convenient and accessible pedestrian connections from new development to adjacent uses and streets. 	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Policy ME-A.4; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-A.6.b: Link sidewalks, pedestrian paths and multipurpose trails into a continuous region-wide network where possible.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-A.6.c: Provide and maintain trash and recycling receptacles, and restrooms available to the public where needed.</p>	<p>Consistent: Specific details regarding trash and recycling receptacles and restrooms have yet to be determined, as this is a program-level analysis for a plan amendment. However, the project would include adequate public restrooms and trash and recycling receptacles and would comply with the City’s Municipal Code, Chapter 6, Article 6, Division 7, Recycling Ordinance.</p>

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<p>Policy ME-A.6.d: Address pedestrian needs as an integral component of community and public facilities financing plan updates and amendments, other planning studies and programs, and the development project review process.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-A.6.e: Routinely accommodate pedestrian facilities and amenities into private and public plans and projects.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-A.7: Improve walkability through the pedestrian-oriented design of public and private projects in areas where higher levels of pedestrian activity are present or desired.</p> <ul style="list-style-type: none"> a. Enhance streets and other public rights-of-way with amenities such as street trees, benches, plazas, public art or other measures. b. Design site plans and structures with pedestrian-oriented features (see also Urban Design, Policies UD-A.6, UD-B.4, and UD-C.6). d. Enhance alleys as secure pathways to provide additional pedestrian connections. e. Implement traffic-calming measures to improve walkability in accordance with Policy ME-C.5. f. When existing sidewalks are repaired or replaced, take care to retain sidewalk stamps and imprints that are indicators of the age of a particular neighborhood, or that contribute to the historic character of a neighborhood. 	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation. Specific details regarding street and other public right-of-way improvements have yet to be determined because this is a program-level analysis for a plan amendment. However, future development implemented under the proposed project would be required to comply with the Master Street Tree Plan and other applicable ordinances and policies.</p>
<p>Policy ME-B.9.a: Identify recommended transit routes and stops/stations as a part of the preparation of community plans and community plan amendments, and through the development review process.</p>	<p>Consistent: Transit routes and bus stops are currently located within proximity to the project area. The project area is located between two Mid-Coast Trolley stations (Clairemont Drive [0.75 mile from the project area] and Balboa Avenue Stations [0.25 mile from the project area]). The project includes a pedestrian and bike multi-use path that would enhance connectivity to the Balboa Avenue Trolley Station.</p>
<p>Policy ME-B.9.d: Locate new public facilities that generate large numbers of person trips, such as libraries, community service centers, and some recreational facilities in areas with existing or planned transit access.</p>	<p>Consistent: See response to Policy ME-B.9.a. Any new public facilities developed as a result of implementing the proposed project, such as an Interpretive Nature Center, would be located within proximity to two Mid-Coast Trolley stations.</p>

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<p>Policy ME-B.9.e: Design for walkability in accordance with the Urban Design Element, as pedestrian supportive design also helps create a transit supportive environment.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>C. Street and Freeway System Goal:</p> <ul style="list-style-type: none"> • A street and freeway system that balances the needs of multiple users of the public right-of-way. • An interconnected street system that provides multiple linkages within and between communities. • Vehicle congestion relief. • Safe and efficient street design that minimizes environmental and neighborhood impacts. • Well maintained streets. 	<p>Consistent: The project does not propose any modifications to the freeway system. The project would provide opportunity for multimodal travel, including pedestrian and bicyclist connectivity to, from, and throughout the De Anza Cove area, which would increase connections to the surrounding communities. In addition, the Balboa Avenue Station located 0.25 mile northeast of the project area and the Clairemont Drive Station located 0.75 mile southeast of the project area would provide region-serving high-quality light-rail transit to the project area. As discussed in the Transportation Impact Analysis (Appendix L, Transportation Impact Analysis), the project would reduce vehicle trips compared to the existing condition.</p>
<p>Policy ME-C.1.b: Implement street improvements and multi-modal transportation improvements as needed with new development and as areas redevelop over time.</p>	<p>Consistent: See response to Goal C, Street and Freeway System Goals.</p>
<p>Policy ME-C.3.c: Provide direct and multiple street and sidewalk connections within development projects, to neighboring projects, and to the community at large.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-C.4.d: When new streets and sidewalks are built and as existing streets and sidewalks are modified – design, construct, operate, and maintain them to accommodate and balance service to all users/modes (including walking, bicycling, transit, high occupancy vehicles (HOVs), autos, trucks, automated waste and recycling collection vehicles, and emergency vehicles).</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-C.6.d: Provide adequate rights-of-way for scenic lookouts, and obtain scenic easements to ensure the preservation of scenic views.</p>	<p>Consistent: The project would include multiple overlooks along the proposed multi-use path circulating throughout the project area. These viewpoints would be overlooking the existing KFMR/NWP, expanded marshland/habitat area, Mission Bay, and De Anza Cove.</p>

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<p>Policy ME-C.6.i: Employ landscaping to enhance or screen views as appropriate.</p>	<p>Consistent: The project would enhance landscapes throughout the project area and screen views as appropriate by ensuring that wetland habitats are protected by a buffer of uplands featuring coastal sage, dunes, and other native plants.</p>
<p>Policy ME-C.6.j: Select landscape designs and materials on the basis of their aesthetic qualities, compatibility with the surrounding area, and low water demand and maintenance requirements.</p>	<p>Consistent: The project would use native plant species for landscaping that would not require additional fertilizers to reduce the potential for added nutrients into nearby water bodies and would use efficient irrigation practices wherever feasible.</p>
<p>E. Transportation Demand Management Goals: Expanded travel options and improved personal mobility.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-E.3: Emphasize the movement of people rather than vehicles.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-E.4: Promote the most efficient use of the City’s existing transportation network.</p>	<p>Consistent: The project is located adjacent to the Interstate 5 corridor and would be located between two Mid-Coast Trolley stations.</p> <p>The project area is served by MTS Bus Routes 27 and 30. Route 27 serves Pacific Beach to Kearny Mesa. Route 30 serves Downtown to University Town Center/Veterans Affairs Medical Center. The MTS Rapid, Express, and Rapid Express do not serve the project area. Stops serving both directions of travel nearest De Anza Cove are along Garnet Avenue for Route 27 and along Grand Avenue for Route 30.</p> <p>Class I multi-use path facilities are present within certain areas of De Anza Cove, as well as within Mission Bay Park, and are supplemented by Class II bike lanes along Grand Avenue, as well as by Class III bike routes along North Mission Bay Drive.</p>
<p>F. Bicycling Goals: Environmental quality, public health, recreation and mobility benefits through increased bicycling.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-F.1.d: Improve connectivity of the multi-use trail network, for use by bicyclists and others as appropriate.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>

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<p>Policy ME-F.2.b: Implement bicycle facilities based on a priority program that considers existing deficiencies, safety, commuting needs, connectivity of routes, and community input.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-F.3: Maintain and improve the quality, operation, and integrity of the bikeway network and roadways regularly used by bicyclists.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>Policy ME-F.4.b: Provide bicycle facilities and amenities to help reduce the number of vehicle trips.</p>	<p>Consistent: See response to ME Goal A, Walkable Communities; response to Goal C, Street and Freeway System Goals; and Section 5.10, Transportation and Circulation.</p>
<p>G. Parking Management Goal: New development with adequate parking through the application of innovative citywide parking regulations.</p>	<p>Consistent: All parking areas would comply with Citywide parking regulations.</p>
Urban Design Element	
<p>A. General Urban Design Goals: A built environment that respects San Diego’s natural environment and climate. An improved quality of life through safe and secure neighborhoods and public places. A pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. Utilization of landscape as an important aesthetic and unifying element throughout the City.</p>	<p>Consistent: The project is a plan amendment that includes policies to enhance the area by providing more accessibility and continuity through an improved design, which would feature multi-use paths. Future bicycle facilities and amenities would be designed in accordance with the California Vehicle Code and City’s Municipal Code. Additionally, implementation of the project would replace the current Campland with an enhanced habitat area contiguous with the existing KFMR/NWP. Finally, recreational amenities would be incorporated within the regional parkland area to provide enhanced recreational opportunities in the project area.</p>
<p>Policy UD-A.1: Preserve and protect natural landforms and features. a. Protect the integrity of community plan designated open spaces b. Continue to implement the Multiple Species Conservation Program (MSCP) to conserve San Diego’s natural environment and create a linked open space system. Preserve and enhance remaining naturally occurring features such as wetlands, riparian zones, canyons, and ridge lines.</p>	<p>Consistent: The project would expand and enhance preserved natural lands and open space by restoring Campland and areas within De Anza Cove to a habitat area as recommended by the MBPMP. The expanded habitat area would include wetlands and upland habitats and would be contiguous with the existing KFMR/NWP, which is included in the City’s Multi-Habitat Planning Area (MHPA) as part of the City’s MSCP Subarea Plan.</p>

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<p>Policy UD-A.2: Use open space and landscape to define and link communities.</p> <p>a. Link villages, public attractions, canyons, open space and other destinations together by connecting them with trail systems, bikeways, landscaped boulevards, formalized parks, and/or natural open space, as appropriate.</p> <p>b. Preserve and encourage preservation of physical connectivity and access to open space.</p> <p>c. Recognize that sometimes open spaces prevent the continuation of transportation corridors and inhibit mobility between communities. Where conflicts exist between mobility and open space goals, site-specific solutions may be addressed in community plans.</p>	<p>Consistent: The project would include multi-use pathways to create better circulation and accessibility for non-motorized vehicles and pedestrians throughout the project area, adjacent community, and greater Mission Bay Park. Additionally, Campland would be removed and replaced with a natural habitat area contiguous with the existing KFMR/NWP. The replacement of Campland with a natural habitat area would not inhibit mobility between existing communities.</p>
<p>Policy UD-A.3: Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.</p>	<p>Consistent: The project would include expanded marshland/habitat contiguous with the existing KFMR/NWP as recommended by the MBPMP.</p>
<p>Policy UD-A.4: Use sustainable building methods in accordance with the sustainable development policies in the Conservation Element.</p>	<p>Consistent: Refer to the Conservation Element consistency analysis below. The project would be consistent with the sustainable development policies in the Conservation Element of the City’s General Plan and would use sustainable building methods.</p>
<p>Policy UD-A.5: Design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context.</p>	<p>Consistent: Specific details with regard to project architecture and design have yet to be determined, as this is a program-level analysis for a plan amendment. However, upon implementation, the project would comply with all applicable recommendations of this policy to contribute to a positive neighborhood character and relate to neighborhood and community context. Further, the project would adhere to the MBPMP Design Guidelines and would be consistent with the existing character of Mission Bay Park.</p>
<p>Policy UD-A.6: Create street frontages with architectural and landscape interest to provide visual appeal to the streetscape and enhance the pedestrian experience.</p>	<p>Consistent: The project would enhance landscapes and the pedestrian experience through inclusion of multi-use pathways circulating throughout the project area. Specific details with regard to project architecture and landscaping have yet to be determined, as this is a program-level analysis for a plan amendment. However, future development activities consistent with the project would comply with all applicable requirements of this policy.</p>

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<p>Policy UD-A.7: Respect the context of historic streets, landmarks, and areas that give a community a sense of place or history. A survey may be done to identify "conservation areas" that retain original community character in sufficient quantity and quality but typically do not meet designation criteria as an individual historical resource or as a contributor to a historical district.</p>	<p>Consistent: The project would respect the historic context of the area. The PEIR includes a historical resources constraints analysis; see Section 5.6, Historical, Archaeological, and Tribal Cultural Resources, for further details.</p>
<p>Policy UD-A.8: Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</p>	<p>Consistent: See response to Policy RE-D.9. Implementation of the project would enhance the landscaping within the project area and create improved public spaces. The project would also use native plant species for landscaping, which would not require additional fertilizer, in order to reduce the potential for added nutrients into nearby water bodies. Efficient irrigation practices would also be implemented to reduce nutrient runoff. The project would also incorporate water quality-enhancing features to treat stormwater. The proposed restoration of wetlands would have several co-benefits for the environment and the surrounding ecosystem.</p>
<p>Policy UD-A.10: Design or retrofit streets to improve walkability, bicycling, and transit integration; to strengthen connectivity; and to enhance community identity. Streets are an important aspect of Urban Design as referenced in the Mobility Element (see also Mobility Element, Sections A, B, C, and F).</p>	<p>Consistent: See response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy UD-A.13: Provide lighting from a variety of sources at appropriate intensities and qualities for safety.</p>	<p>Consistent: Specific details regarding project lighting have yet to be determined, as this is a program-level analysis for a plan amendment. However, future development activities consistent with the project would comply with all applicable safety lighting requirements.</p>
<p>Policy UD-A.14: Design project signage to effectively utilize sign area and complement the character of the structure and setting.</p>	<p>Consistent: Details regarding project signage have yet to be determined, as this is a program-level analysis for a plan amendment. However, future activities consistent with the project would comply with all applicable requirements of this policy.</p>
<p>Policy UD-A.17: Incorporate crime prevention through environmental design measures, as necessary, to reduce incidences of fear and crime, and design safer environments.</p>	<p>Consistent: Design details have yet to be determined, as this is a program-level analysis for a plan amendment. However, future activities consistent with the project would, through policies and project design, comply with this policy to design and build safer environments.</p>

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<p>Goal E. Public Spaces and Civic Architecture: Significant public gathering spaces in every community.</p> <p>Distinctive civic architecture, landmarks, and public facilities.</p>	<p>Consistent: The project is a plan amendment that would enhance the project area and provide improved public gathering spaces in Mission Bay Park, including an Interpretive Nature Center, active recreation areas, and low-cost visitor guest accommodations.</p>
<p>Policy UD-F.3: Enhance the urban environment by animating the City’s public spaces.</p>	<p>Consistent: Design details have yet to be determined, as this is a program-level analysis for a plan amendment. However, future activities consistent with the project would include policies and project design that seek to animate public spaces within the project area by providing a dynamic environment with diverse recreational purposes and enhanced natural habitat.</p>
Public Facilities, Services, and Safety Element	
<p>Policy PF-D.5: Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.</p>	<p>Consistent: The City has coordinated with public facility providers, including the City’s Fire Department. Existing capital facilities and workforce (fire stations, fire trucks, and personnel) would be adequate to meet the anticipated demand for fire protection associated with implementation of the project, and implementation would not significantly impact any public services or facilities serving the project area. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public services, facilities, and utilities.</p>
<p>Policy PF-E.7: Maintain service levels to meet demands of continued growth and development, tourism, and other events requiring police services.</p>	<p>Consistent: The City has coordinated with public facility providers, including the City’s Police Department, which currently provides adequate service to the project area. The City Police Department plans operational needs based on future growth in the City overall and will take into account service to all parkland, including De Anza Cove. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public services, facilities, and utilities.</p>
<p>F. Wastewater Goals: Environmentally sound collection, treatment, reuse, disposal, and monitoring of wastewater. Increased use of reclaimed water to supplement the region’s limited water supply.</p>	<p>Consistent: The project would not significantly impact any public services, facilities, or utilities with regard to wastewater, recycled water, or water supply because the project would not promote growth patterns resulting in the need for and/or provision of new or physically altered utilities. The project is not expected to increase demands on utilities based on the land uses proposed. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public services, facilities, and utilities.</p>
<p>Policy PF-F.4: Maintain conveyance and treatment capacity.</p>	<p>Consistent: See response to Goal PF-F, Wastewater Goal.</p>

Table B-1. Project's Consistency with the City of San Diego's 2008 General Plan	
Goal/Policy	Project
<p>Policy PF-F.6: Coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service levels.</p>	<p>Consistent: See response to Goal PF-F, Wastewater Goal.</p>
<p>G. Storm Water Infrastructure Goals: Protection of beneficial water resources through pollution prevention and interception efforts.</p> <p>A storm water conveyance system that effectively reduces pollutants in urban runoff and storm water to the maximum extent practicable.</p>	<p>Consistent: The project is a plan amendment that includes policies to support the creation and restoration of wetlands, implementation of water quality protection measures, such as water quality detention/swale areas, and future implementation of best management practices (BMPs). Future activities consistent with the project would implement these policies and be consistent with this goal. See Section 5.7, Hydrology and Water Quality, for further details.</p>
<p>Policy PF-G.2: Install infrastructure that, where feasible, includes components to capture, minimize, and prevent pollutants in urban runoff from reaching receiving waters and our potable water supplies.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy PF-G.3: Meet and preferably exceed regulatory mandates to protect water quality in a cost-effective manner monitored through performance measures.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy PF-G.5: Identify and implement BMPs for projects that repair, replace, extend, or otherwise affect the storm water conveyance system. These projects should also include design considerations for maintenance, inspection, and, as applicable, water quality monitoring.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>H. Water Infrastructure Goal: A safe, reliable, and cost-effective water supply for San Diego.</p>	<p>Consistent: Once operational, the project's water demand would represent a small fraction of the City's water demand and supplies and would not impact the City's ability to provide a safe, reliable, and cost-effective water supply for San Diego. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>
<p>Policy PF-H.2: Provide and maintain essential water storage, treatment, supply facilities and infrastructure to serve existing and future development.</p>	<p>Consistent: The project would not significantly impact the City's water storage, treatment, or supply facilities and infrastructure such that the City would not be able to provide and maintain essential water storage, treatment, supply facilities, or infrastructure. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy PF-H.3: Coordinate land use planning and water infrastructure planning with local, state, and regional agencies to provide for future development, maintain adequate service levels, and ensure adequate water supply during emergency situations.</p>	<p>Consistent: The project is a plan amendment that would not promote growth patterns resulting in the need for and/or provision of new or physically altered utilities and that would impact water supply planning or service levels. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>
<p>I. Waste Management Goal: Maximum diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use.</p>	<p>Consistent: The project would not significantly impact solid waste services. Implementation of the project is not anticipated to increase generation of solid waste over the existing baseline condition and would not require the Miramar Landfill to increase its capacity or a new landfill to be constructed. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>
<p>Policy PF-I.1: Provide efficient and effective waste collection services.</p>	<p>Consistent: Refer to the consistency analysis for General Plan Goal PF-I above. Further, future activities consistent with the project would comply with all applicable requirements of this policy.</p>
<p>Policy PF-I.2: Maximize waste reduction and diversion.</p>	<p>Consistent: Refer to the consistency analysis for General Plan Goal PF-I above. Further, future activities consistent with the project would comply with all applicable requirements of this policy.</p>
<p>Policy PF-I.4: Promote litter prevention efforts and practices.</p>	<p>Consistent: Specific details regarding trash and recycling receptacles have yet to be determined, as this is a program-level analysis for a plan amendment. However, the project would conform to the City’s policies and standards for litter prevention.</p>
<p>Policy PF-I.5: Plan for sufficient waste handling and disposal capacity to meet existing and future needs. Evaluate existing waste disposal facilities for potential expansion of sites for new disposal facilities.</p>	<p>Consistent: Refer to the consistency analysis for General Plan Goal PF-I above.</p>
<p>Policy PF-M.1: Ensure that public utilities are provided, maintained, and operated in a cost-effective manner that protects residents and enhances the environment.</p>	<p>Consistent: The project is not expected to increase demands on utilities based on the land uses proposed and would not prevent public utilities from being provided, maintained, and operated in a cost-effective manner. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>
<p>Policy PF-M.3: Integrate the design and siting of safe and efficient public utilities and associated facilities into the early stages of the long range planning and development process, especially in redevelopment/urban areas where land constraints exist.</p>	<p>Consistent: The project is a plan amendment that would not promote growth patterns resulting in the need for and/or provision of new or physically altered utilities and would not include the design or siting of public utilities. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy PF-M.4.d: For projects, in particular large-scale developments (such as those requiring redevelopment plans, community plan updates, general plan amendments), consult and coordinate with all appropriate public utilities early on to determine the type, size, and location of facilities that are needed to accommodate the project’s increased demand.</p>	<p>Consistent: The project is a plan amendment that would not promote growth patterns resulting in the need for and/or provision of new or physically altered utilities and would not require coordination with public utilities. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of public utilities.</p>
<p>Q. Seismic Safety Goals: Protection of public health and safety through abated structural hazards and mitigated risks posed by seismic conditions. Development that avoids inappropriate land uses in identified seismic risk areas.</p>	<p>Consistent: With the implementation of the City’s Municipal Code requirements for preparation of geotechnical investigations prior to grading and construction and implementation of applicable measures identified in project-specific geotechnical investigations, the project would be consistent with these goals. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion of geologic conditions.</p>
<p>Policy PF-Q.1: Protect public health and safety through the application of effective seismic, geologic, and structural considerations.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal PF-Q above.</p>
<p>Policy PF-Q.2: Maintain or improve integrity of structures to protect residents and preserve communities.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal PF-Q above.</p>
Recreation Element	
<p>A. Park and Recreation Guidelines Goal: An equitable citywide distribution of and access to parks and recreation facilities.</p>	<p>Consistent: Refer to response to Policy LU-1.6.</p>
<p>Policy RE-A.3: Take advantage of recreational opportunities presented by the natural environment, in particular beach/ocean access and open space.</p>	<p>Consistent: The project would enhance recreational amenities in the project area through the construction of multi-use pathways with designated viewing areas and overlooks. The project would also include natural recreation areas and expanded regional parkland. Additional amenities would include a sandy beach area, boat facilities, low-cost visitor guest accommodations, surface parking, and associated open space and camping facilities, such as picnic shelters and restrooms. The project would also retain existing active recreational uses north of the project area.</p>

Table B-1. Project's Consistency with the City of San Diego's 2008 General Plan	
Goal/Policy	Project
<p>Policy RE-A.5: Improve distribution of the most specialized recreation facilities, such as water play areas, swimming pools, off-leash dog areas, and skate parks, and strive to increase bicycle, pedestrian, and transit access to these facilities.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>
<p>Policy RE-A.11: Develop a diverse range of recreation programs that are sensitive to and consider community needs, interests, and financial resources.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>
<p>Policy RE-A.12: Ensure that appropriate quality and quantity of parks, recreation facilities and infrastructure is provided citywide.</p>	<p>Consistent: The project would enhance regional parkland within Mission Bay Park and contribute to implementing this policy. Please also refer to consistency analysis for General Plan Goal RE-A.3.</p>
<p>Policy RE-B.1: Provide access to a diversity of recreation facilities and programs that meet the demographically changing needs of the community while ensuring no net-loss of overall citywide population-based park acreage or recreational value.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>
<p>Policy RE-B.4: In planning, with respect to existing parks, give consideration to preserving the existing uses, while simultaneously identify opportunities to upgrade and improve the parks.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>
<p>C. Preservation Goal: Preserve, protect and enhance the integrity and quality of existing parks, open space, and recreation programs citywide.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>
<p>Policy RE-C.1: Protect existing parklands and open space from unauthorized encroachment by adjacent development through appropriate enforcement measures.</p>	<p>Consistent: The project would include appropriate enforcement measures to protect the existing and proposed open space areas and parklands and would be consistent with the City's Municipal Code.</p>
<p>Policy RE-C.2: Protect, manage and enhance population- and resource-based parks and open space lands through appropriate means which include sensitive planning, park and open space dedications, and physical protective devices.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy RE-A.3.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy RE-C.4: Preserve all beaches for public-only purposes, including the protection of sensitive habitat and species.</p>	<p>Consistent: The project would include natural recreation areas, regional parkland, and a public beach and would prioritize public access and connectivity between the region and De Anza, including activation of the shoreline and connectivity to adjacent uses. In addition, the project includes enhancement and restoration within City-owned portions of the existing KFMR/NWP and the expansion of wetlands currently occupied by Campland.</p>
<p>Policy RE-C.5: Design parks to preserve, enhance, and incorporate items of natural, cultural, or historic importance.</p>	<p>Consistent: The project is a plan amendment related to parkland within the MBPMP. Future development implemented in accordance with the project shall include policies and mitigation measures to preserve, enhance, and incorporate items of natural, cultural, or historic importance. See also Section 5.6, Historical, Archaeological, and Tribal Cultural Resources, for more detail regarding cultural and historical resources.</p>
<p>Policy RE-C.7: Protect beaches and canyons from uncontrolled urban runoff.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy RE-C.10: Develop strategies that adapt public rights-of-way that support recreation, walkability, sociability, bikeability, and health, while reducing vehicular congestion and emissions.</p>	<p>Consistent: The project would enhance recreational amenities in the project area through the construction of multi-use pathways with designated viewing areas and overlooks. The project would also include natural recreation areas and expanded regional parkland. Additional amenities would include a sandy beach area, boat facilities, low-cost visitor guest accommodations, surface parking, and associated open space and camping facilities, such as picnic shelters and restrooms. The project would also retain existing active recreational uses north of the project area. The project would provide opportunity for multimodal travel, including pedestrian and bicyclist connectivity to, from, and throughout the De Anza Cove area, which would increase connections to the surrounding communities. As discussed in the Transportation Impact Analysis (Appendix L), the project would reduce vehicle trips compared to the existing condition.</p>
<p>D. Accessibility Goals: Park and recreation facilities that are sited to optimize access by foot, bicycle, public transit, automobile, and alternative modes of travel. Provision of an inter-connected park and open space system that is integrated into and accessible to the community.</p>	<p>Consistent: The project is a plan amendment that provides policies to encourage multimodal accessibility of park and recreation facilities within Mission Bay Park. See also response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy RE-D.1: Provide new and upgraded park and recreation facilities that employ barrier-free design principles that make them accessible to San Diegans regardless of age or physical ability, giving priority to economically disadvantaged communities.</p>	<p>Consistent: See consistency analyses for General Plan Policy RE-A.3 and General Plan Recreation Element Goal D.</p>
<p>Policy RE-D.2: Provide barrier-free trails and outdoor experiences and opportunities for persons with disabilities where feasible.</p>	<p>Consistent: All proposed trails, paths, sidewalks, and street crossings would be ADA accessible and constructed in accordance with all federal, state, and local safety and design requirements.</p>
<p>Policy RE-D.6: Provide safe and convenient linkages to, and within, park and recreation facilities and open space areas.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal RE-D.</p>
<p>Policy RE-D.7: Provide public access to open space for recreational purposes.</p>	<p>Consistent: Implementation of the project would improve the public accessibility of the project area, including open space areas and recreation uses. This would be done through the enhancement of the existing regional parkland through a variety of uses, including low-cost visitor guest accommodations (recreational vehicles and other low-cost camping facilities), active and passive recreational opportunities to enhance public use of the area, and improvements to access to recreational uses.</p>
<p>Policy RE-D.9: Maximize natural sunlight and shade opportunities in park areas to provide relief and a range of recreational experiences throughout the year for all users.</p>	<p>Consistent: The project is a plan amendment that includes policies to expand and improve recreational facilities and amenities in the project area and provide a mix of natural sunlight and shade opportunities for park visitors through shade-producing street trees.</p>
<p>E. Joint Use and Cooperative Partnerships Goals: Achievement of greater public benefit through shared use of recreational resources. An increase in recreational activities and programs through multi-agency coordination of interagency public lands, facilities and infrastructure uses.</p>	<p>Consistent: The project would enhance the project area through the redevelopment of recreational facilities and amenities for the greater public benefit. For additional information, refer to the consistency analysis for General Plan Policy RE-A.3.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>F. Open Space Lands and Resource-Based Parks Goals: An open space and resource-based park system that provides for the preservation and management of natural resources, enhancement of outdoor recreation opportunities, and protection of the public health and safety. Preservation of the natural terrain and drainage systems of San Diego’s open space lands and resource-based parks. A system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system.</p>	<p>Consistent: The project area is considered a resource-based park in the Recreation Element of the City’s General Plan. The project is a plan amendment that includes language supporting the enhancement of recreational facilities and amenities in the project area; see also response to ME Goal A, Walkable Communities, and Section 5.10, Transportation and Circulation.</p>
<p>Policy RE-F.2: Provide for sensitive development of recreation uses within and adjacent to City-owned open space lands.</p>	<p>Consistent: Implementation of the project would expand open space lands by removing Campland and replacing it with a natural habitat area adjacent to the existing KFMR/NWP habitat area. The project also includes policies and plans to sensitively retain and enhance recreation uses.</p>
<p>Policy RE-F.4: Balance passive recreation needs of trail use with environmental preservation.</p>	<p>Consistent: The project would provide a balance of preserved open space habitat areas and natural areas that serve as a passive recreation buffer, as well as a multi-use path.</p>
<p>Policy RE-F.5: Utilize open space lands for outdoor recreation purposes, when doing so is compatible with cultural, historic preservation and MSCP conservation goals and surrounding land uses.</p>	<p>Consistent: See consistency analysis response for Policy RE-C.5. Project design and associated mitigation are consistent with the requirements of the City of San Diego MSCP Subarea Plan and the current City Biology Guidelines. See Section 5.3, Biological Resources, and Section 5.6, Historical, Archaeological, and Tribal Cultural Resources.</p>
<p>Policy RE-F.7: Create or enhance open space multi-use trails to accommodate, where appropriate, pedestrians/hikers, bicyclists, and equestrians.</p>	<p>Consistent: See consistency analysis response for General Plan Goal RE-D.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
Conservation Element	
<p>A. Climate Change & Sustainable Development Goals: To reduce the City’s overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. To be prepared for, and able to adapt to, adverse climate change impacts. To become a city that is an international model of sustainable development and conservation.</p>	<p>Consistent: The project is a plan amendment that would be consistent with the City’s Climate Action Plan (CAP) strategies regarding decarbonization, access to renewable energy, mobility and land use, circular economies and clean communities, resilient infrastructure, and emerging climate action as described in Section 5.4, Greenhouse Gas Emissions.</p>
<p>Policy CE-A.2: Reduce the City’s carbon footprint and develop and adopt new or amended regulations, programs, and incentives as appropriate to implement the goals and policies set forth related to climate change.</p>	<p>Consistent: Refer to consistency analysis for General Goal CE-A.</p>
<p>Policy CE-A.5: Employ sustainable or “green” building techniques for the construction and operation of buildings.</p>	<p>Consistent: Implementation of the project would include the design and construction of new buildings, including guest housing, restrooms, boat facilities, and an Interpretive Nature Center, that would employ sustainable techniques for construction and operation. The project is anticipated to reduce energy demand compared to the existing baseline condition due to reduced development density allowing for increased habitat restoration.</p>
<p>Policy CE-A.6: Design new and major remodels to City buildings, and where feasible, long term building leases for City facilities, to achieve at minimum, the Silver Rating goal identified by the Leadership in Energy and Environmental Design (LEED) Green Building Rating System to conserve resources, including but not limited to energy and renewable resources.</p>	<p>Consistent: Implementation of the project would include the design and construction of new buildings, including guest housing, restrooms, boat facilities, and an Interpretive Nature Center. These buildings would achieve the minimum Silver Rating goal identified by the LEED Green Building Rating System to conserve resources, including but not limited to energy and renewable resources.</p>
<p>Policy CE-A.7: Construct and operate buildings using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality. Avoid contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.</p>	<p>Consistent: Implementation of the project would include the design and construction of new buildings. Future activities consistent with the project would implement this policy to ensure healthful indoor air quality and comply with all applicable Municipal Code standards.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy CE-A.8: Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I-2, or by renovating or adding on to existing buildings, rather than constructing new buildings where feasible.</p>	<p>Consistent: Implementation of the project would result in construction and demolition activities. Future activities consistent with the project would implement this policy by repurposing or renovating existing buildings when possible.</p>
<p>Policy CE-A.9: Reuse building materials, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent possible.</p>	<p>Consistent: The proposed project is a plan amendment that proposes land uses for De Anza Cove. Although implementation of the project would include demolition, details of future development within the project area that could reuse building materials would be determined through a future General Development Plan (GDP) process, at which time policies could be created to support reusing building materials to the extent possible.</p>
<p>Policy CE-A.10: Include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas.</p>	<p>Consistent: See response to Goal PF-I, Waste Management Goals.</p>
<p>Policy CE-A.11: Implement sustainable landscape design and maintenance, where feasible.</p>	<p>Consistent: Specific details regarding project landscape designs have yet to be determined, as this is a program-level analysis for a plan amendment. However, future activities consistent with the project would comply with all applicable requirements of this policy. Further, the project would implement water quality enhancement BMPs, including the use of native plants for landscaping, which would not require fertilizers to reduce the potential for added nutrients into nearby water bodies, as well as efficient irrigation practices to reduce nutrient runoff.</p>
<p>Policy CE-A.12: Reduce the San Diego Urban Heat Island, through actions such as:</p> <ul style="list-style-type: none"> • Using cool roofing materials, such as reflective, low heat retention tiles, membranes and coatings, or vegetated eco-roofs to reduce heat build-up; • Planting trees and other vegetation, to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots; and • Reducing heat build up in parking lots through increased shading or use of cool paving materials as feasible (see also Urban Design Element, Policy UD-A.12). 	<p>Consistent: The project would provide a mix of natural sunlight and shade opportunities for park visitors. Specific details regarding heat-reducing design features have yet to be determined, as this is a program-level analysis for a plan amendment. However, future development implemented in accordance with the project would support the provision of shade-producing trees and shade structures.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>B. Open Space and Landform Preservation Goal: Preservation and long-term management of the natural landforms and open spaces that help make San Diego unique.</p>	<p>Consistent: The project is a plan amendment that would provide for the preservation, expansion, restoration, and enhancement of natural landforms and open spaces. The project includes enhancement and restoration within City-owned portions of the existing KFMR/NWP and the expansion of wetlands currently occupied by Campland. The project would follow the MBPMP recommendation of replacing the existing Campland area with expanded marshland/habitat area, which would include a combination of mudflats, wetlands, and upland habitats.</p>
<p>Policy CE-B.1: Protect and conserve the landforms, canyon lands, and open spaces that: define the City’s urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.</p>	<p>Consistent: See response to Goal B, Open Space and Landform Preservation Goals, and response to Policy ME-C.6.d.</p>
<p>Policy CE-B.4: Limit and control runoff, sedimentation, and erosion both during and after construction activity.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy CE-B.5: Maximize the incorporation of trails and greenways linking local and regional open space and recreation areas into the planning and development review processes.</p>	<p>Consistent: The project would include multi-use pathways to create better circulation throughout the project area, adjacent community, and greater Mission Bay Park.</p>
<p>Policy CE-B.6: Provide an appropriate defensible space between open space and urban areas through the management of brush, the use of transitional landscaping, and the design of structures (see also Urban Design Element, Policy UD-A.3.o). Continue to implement a citywide brush management system.</p>	<p>Consistent: The project would comply with the City’s brush management standards to provide defensible space as required. The City has coordinated with public facility providers, including the City’s Fire Department, to ensure consistency with this policy. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion on public services, facilities, and utilities.</p>
<p>C. Coastal Resources Goals: Coastal resource preservation and enhancement. Clean coastal waters by continuing to improve the quality of ocean outfall discharges. Enhanced public access to the shoreline and coast.</p>	<p>Consistent: The project would enhance public access to the De Anza Cove shoreline by expanding the beach area and parkland and incorporating multi-use pathways with viewpoints and overlooks throughout the project area. Water quality-enhancing features would also be incorporated along the outer perimeter of developed areas to treat stormwater and runoff before flowing into nearby water bodies.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy CE-C.1: Protect, preserve, restore, and enhance important coastal wetlands and habitat (tide pools, lagoons, marine canyons) for conservation, research, and limited recreational purposes.</p>	<p>Consistent: The project is a plan amendment that would allow for the removal of Campland as recommended in the MBPMP and replace it with an expanded marshland/habitat area contiguous with the existing KFMR/NWP habitat area. Recreational opportunities would also be provided as part of the project, including regional parkland and natural recreation areas.</p>
<p>Policy CE-C.2: Control sedimentation entering coastal lagoons and waters from upstream urbanization using a watershed management approach that is integrated into local community and land use plans (see also Land Use Element, Policy LU-E-1).</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy CE-C.4: Manage wetland areas as described in Section H, Wetlands, for natural flood control and preservation of landforms.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy CE-C-1.</p>
<p>Policy CE-C.5: Limit the use of beaches and shorelines to appropriate coastal dependent and ocean-oriented recreational/educational uses as identified in local coastal/community plans.</p>	<p>Consistent: The project would expand beach access in De Anza Cove and include a swimming area for ocean-oriented recreational use. In addition, the project includes expanded marshland/habitat area that would be composed of high-, mid-, and low-salt marsh areas, mudflats, and subtidal areas, creating a natural interface with De Anza Cove and enhancing water quality in the bay. The project would follow the MBPMP recommendation of replacing the existing Campland area with expanded marshland/habitat area.</p>
<p>Policy CE-C.6: Implement watershed management practices designed to reduce runoff and improve the quality of runoff discharged into coastal waters.</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>Policy CE-C.7: Encourage conservation measures and water recycling programs that eliminate or discourage wasteful uses of water.</p>	<p>Consistent: The proposed project is a plan amendment that proposes land uses for De Anza Cove, and specific details regarding design of future projects has yet to be determined. However, future activities consistent with the project would undergo future GDP and Capital Improvement Project processes, at which time policies could be created to support the implementation of water conservation measures consistent with this policy.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy CE-C.8: Protect coastal vistas and overlook areas from obstructions and visual clutter where it would negatively affect the public’s reasonable use and enjoyment of the resource.</p>	<p>Consistent: The project would include multiple viewpoints and overlooks along the proposed multi-use paths, allowing for enhanced public enjoyment of De Anza Cove and Mission Bay Park. These views would be protected by upland native plantings serving as buffers to the wetland habitat.</p>
<p>Policy CE-C.9: Develop an integrated system of pedestrian, bicycle, local transit and automobile access to the shoreline that will connect major coastal activity areas with a focus on the ocean and natural scenic corridors.</p>	<p>Consistent: The project would include multi-use paths circulating throughout the project area to enhance public access and connectivity to the De Anza Cove shoreline and greater Mission Bay Park. See also the Section 5.10, Transportation and Circulation.</p>
<p>Policy CE-C.12: Ensure that all City beaches and shorelines are accessible and available for appropriate public use for all users.</p>	<p>Consistent: Refer to consistency analysis for Policy CE-C.9.</p>
<p>D. Water Resource Management Goal: Effective long-term management of water resources so that demand is in balance with efficient, sustainable supplies.</p>	<p>Consistent: Once operational, the project’s water demand would represent a small fraction of the City’s water demand and supplies and would not impact effective long-term management of water supplies. Please Chapter 7.0, Other Mandatory Discussion Areas, for additional information.</p>
<p>Policy CE-D.3.d: Improve and maintain urban runoff water quality through implementation of storm water protection measures (see also Urban Runoff Management, Section E).</p>	<p>Consistent: See response to Goal G, Storm Water Infrastructure Goals.</p>
<p>E. Urban Runoff Management Goals: Protection and restoration of water bodies, including reservoirs, coastal waters, creeks, bays, and wetlands. Preservation of natural attributes of both the floodplain and floodway without endangering life and property.</p>	<p>Consistent: The project would incorporate water quality-enhancing features to capture and treat stormwater before flowing into nearby water bodies. Refer to consistency analysis for Goal G, Storm Water Infrastructure Goals. Furthermore, as discussed in Section 5.7, Hydrology and Water Quality, the expansion of wetlands would lower flood levels compared to existing conditions, ultimately enhancing the natural attributes of the floodplain and lowering flood risks to life and property.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy CE-E.2: Apply water quality protection measures to land development projects early in the process-during project design, construction, and operations-in order to minimize the quantity of runoff generated on-site, the disruption of natural water flows and the contamination of storm water runoff.</p>	<p>Consistent: The project is a plan amendment that includes policies for the creation and restoration of wetlands, implementation of water quality protection measures, such as water quality detention/swale areas, and future implementation of BMPs. See Section 5.7, Hydrology and Water Quality.</p>
<p>Policy CE-E.5: Assure that City departments continue to use “Best Practice” procedures so that water quality objectives are routinely implemented.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy CE-E.2.</p>
<p>Policy CE-E.6: Continue to encourage “Pollution Control” measures to promote the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy CE-E.2.</p>
<p>Policy CE-E.7: Manage floodplains to address their multi-purpose use, including natural drainage, habitat preservation, and open space and passive recreation, while also protecting public health and safety.</p>	<p>Consistent: As discussed in Section 5.7, Hydrology and Water Quality, a significant portion of the project area is located in a Federal Emergency Management Agency (FEMA)-designated floodplain. However, components of the project that would cause modification to the existing floodplain would ultimately lead to a reduction in flooding in the project area due to the additional wetlands and habitat restoration in the project area. See Section 5.7, Hydrology and Water Quality, for more detail.</p>
<p>F. Air Quality Goals: Regional air quality which meets state and federal standards. Reduction in greenhouse gas emissions effecting climate change.</p>	<p>Consistent: As discussed in Section 5.2, Air Quality and Odor, the project would not exceed the City’s significance thresholds for emissions during construction and operation. The project would also be consistent at a regional level with the underlying growth forecasts in the Regional Air Quality Strategy (RAQS). Furthermore, as discussed in Section 5.4, Greenhouse Gas Emissions, the project would not conflict with any applicable greenhouse gas (GHG) plan or policy.</p>
<p>Policy CE-F.4: Preserve and plant trees and vegetation that are consistent with habitat and water conservation policies and that absorb carbon dioxide and pollutants.</p>	<p>Consistent: The project would use native plant species for landscaping and efficient irrigation practices for water quality enhancement and conservation. Additionally, the expanded marshland/habitat area proposed to replace Campland would increase natural absorption of carbon dioxide and pollutants.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>G. Biological Diversity Goal: Preservation of healthy, biologically diverse regional ecosystems and conservation of endangered, threatened, and key sensitive species and their habitats.</p>	<p>Consistent: Implementation of the project would replace Campland with a marshland/habitat area contiguous with the existing KFMR/NWP habitat area. Additionally, the KFMR/NWP would continue to be preserved. See Section 5.3, Biological Resources, for additional discussion.</p>
<p>Policy CE-G.1: Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.</p>	<p>Consistent: The project area includes MHPA land identified within the City’s MSCP Subarea Plan that would be preserved, specifically the KFMR/NWP. Further, the project is a plan amendment that would retain policies in the MBPMP to allow for replacement of Campland with an expanded habitat/marshland area contiguous with the existing KFMR/NWP habitat area.</p>
<p>H. Wetlands Goals: Preservation of San Diego’s rich biodiversity and heritage through the protection and restoration of wetland resources.</p> <p>Preservation of all existing wetland habitat in San Diego through a “no net loss” approach.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy CE-G.1.</p>
<p>Policy CE-H.1: Use a watershed planning approach to preserve and enhance wetlands.</p>	<p>Consistent: The project is a plan amendment that would consider local hydrology and water quality resources, recommend preliminary BMP measures to protect water quality, and preserve, enhance, and create wetlands. See Section 5.3, Biological Resources, and Section 5.7, Hydrology and Water Quality, for further discussion.</p>
<p>Policy CE-H.7: Encourage site planning that maximizes the potential biological, historic, hydrological and land use benefits of wetlands.</p>	<p>Consistent: Refer to consistency analysis for General Plan Policy CE-G.1.</p>
<p>Policy CE-H.9: Consider public health, access, and safety, including pest and vector control, on wetland creation and enhancement sites.</p>	<p>Consistent: Implementation of the project includes wetland creation and enhancement. The project considered public health, access, and safety, including pest and vector control; refer to Section 5.3, Biological Resources; Section 5.5, Hazards and Hazardous Materials; and Section 5.10, Transportation and Circulation, for further discussion of these topics.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>I. Sustainable Energy Goal: Implement an increase in local energy independence through conservation, efficient community design, reduced consumption, and efficient production and development of energy supplies that are diverse, efficient, environmentally sound, sustainable, and reliable.</p>	<p>Consistent: See response to Policies CA-A.5 and CE-A.6. As discussed in Chapter 7.0, Other Mandatory Discussion Areas, the project would not result in the inefficient or wasteful use of petroleum during project implementation and the project would not conflict with existing energy standards or regulations. The project is anticipated to reduce energy demand compared to the existing baseline condition due to reduced development density allowing for increased habitat restoration.</p>
<p>Policy CE-I.4: Maintain and promote water conservation and waste diversion programs to conserve energy.</p>	<p>Consistent: The project would implement BMPs for water quality enhancement and conservation. Refer to the consistency analysis for General Plan Policy CE-E.2 for additional information.</p>
<p>Policy CE-I.5: Support the installation of photovoltaic panels, and other forms of renewable energy production.</p>	<p>Consistent: See response to Policies CA-A.5 and CE-A.6. The project is a plan amendment; future activities implemented as a result of the proposed project would include policies encouraging the use of clean and renewable energy, such as photovoltaic panels.</p>
<p>J. Urban Forestry Goal: Protection and expansion of a sustainable urban forest.</p>	<p>Consistent: The project is a plan amendment that addresses land uses within the De Anza Cove area. Future development implemented as a result of the proposed project would ensure consistency with this goal through policies and project design.</p>
<p>Policy CE-J.1: Develop, nurture, and protect a sustainable urban/community forest. c. Seek to retain significant and mature trees. d. Provide forest linkages to connect and enhance public parks, plazas, recreation, and open space areas.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal CE-J. The project is a plan amendment that includes enhancement and restoration within City-owned portions of the existing KFMR/NWP and the expansion of wetlands currently occupied by Campland. Future enhancement activities would ensure consistency with this goal through policies and project design.</p>
<p>Policy CE-J.4: Continue to require the planting of trees through the development permit process.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal CE-J. The project is a plan amendment that includes enhancement and restoration within City-owned portions of the existing KFMR/NWP and the expansion of wetlands currently occupied by Campland. Enhancement activities would include planting of trees as necessary.</p>
<p>K. Mineral Production Goal: Balance mineral production and conservation with habitat and topography protection.</p>	<p>Consistent: The project area is located on land that is designated as MRZ-1, known as an area where available geologic information indicates that little likelihood exists for the presence of significant mineral resources. Mineral extraction is not proposed as part of the project.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy CE-K.1: Promote the recycling and reclamation of construction materials to provide for the City’s current and future growth and development needs.</p>	<p>Consistent: Refer to consistency analysis for General Plan Goal PF-I.</p>
Noise Element	
<p>A. Noise and Land Use Compatibility Goal: Consider existing and future noise levels when making land use planning decisions to minimize people’s exposure to excessive noise.</p>	<p>Consistent: The project is a plan amendment that considered existing and future noise levels to minimize exposure to excessive noise; see also Section 5.8, Noise, for further information.</p>
<p>Policy NE-A.2: Assure the appropriateness of proposed developments relative to existing and future noise levels by consulting the guidelines for noise-compatible land use (shown on Table NE-3) to minimize the effects on noise-sensitive land uses.</p>	<p>Consistent: The project is a plan amendment that proposes land uses similar to existing uses within the project area; therefore, no conflict would occur regarding noise-compatible land uses. See Section 5.8, Noise, for further information regarding the project’s analysis relative to Table NE-3.</p>
<p>Policy NE-A.4: Require an acoustical study consistent with acoustical study guidelines (Table NE-4) for proposed developments in areas where the existing or future noise level exceeds or would exceed the “compatible” noise level thresholds as indicated on the land use–noise compatibility guidelines (Table NE-3), so that noise mitigation measures can be included in the project design to meet the noise guidelines.</p>	<p>Consistent: See response to Policy NE-A.2 above. A Noise Technical Memorandum was prepared for the project, which is provided as Appendix J, Noise Technical Memorandum, to the PEIR. The Noise Technical Memorandum was prepared consistent with the City’s acoustical study guidelines; see Section 5.8, Noise.</p>
<p>Policy NE-A.5: Prepare noise studies that address existing and future noise levels from noise sources that are specific to a community when updating community plans.</p>	<p>Consistent: See compatibility responses to Policies NE-A.2 and NE-A.4.</p>
<p>Policy NE-B.1: Encourage noise-compatible land uses and site planning adjoining existing and future highways and freeways.</p>	<p>Consistent: The project area is located adjacent to Interstate 5. The project is a plan amendment that proposes land uses similar to existing uses in the project area; therefore, no conflict would occur regarding noise-compatible land uses.</p>
<p>Policy NE-B.4: Require new development to provide facilities which support the use of alternative transportation modes such as walking, bicycling, carpooling, and, where applicable, transit to reduce peak-hour traffic.</p>	<p>Consistent: The project is a plan amendment that would support a multi-use pathway for pedestrians, bicyclists and non-motorized vehicle circulation throughout the project area, greater Mission Bay Park, and adjacent community. Additionally, the project area is located near the Balboa Avenue Trolley Station, which would provide for further access to public transportation.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy NE-B.9: When parks are located in noisier areas, seek to reduce exposure through site planning, including locating the most noise sensitive uses, such as children’s play areas and picnic tables, in the quieter areas of the site; and in accordance with the other policies of this section.</p>	<p>Consistent: The project is a plan amendment that proposes land use similar to existing uses within the project area. Specific details regarding the location of recreational amenities and facilities (such as children’s play areas and picnic tables) have yet to be determined, as this is a program-level analysis for a plan amendment. However, the project would not conflict with implementation of Policy NE-B.9, and future activities consistent with the project would seek to reduce noise exposure through site planning. See Section 5.8, Noise, for further information.</p>
Economic Prosperity Element	
<p>B. Commercial Land Use Goals: Economically healthy neighborhood and community commercial areas that are easily accessible to residents. New commercial development that contributes positively to the economic vitality of the community and provides opportunities for new business development. A city with land appropriately designated to sustain a robust commercial base.</p>	<p>Consistent: The project is a plan amendment that would facilitate commercial leases that would contribute to the revenues of the City while providing a variety of recreation opportunities for Mission Bay Park visitors. Dedicated lease areas would include boat rental facilities/docks. Further, proposed low-cost visitor guest accommodations would allow for RVs, cabins, or other eco-friendly accommodations, which would provide economic benefits to the City.</p>
<p>Policy EP-B.7: Promote and facilitate shared parking facilities including parking structures as part of commercial revitalization activities.</p>	<p>Consistent: The project is a plan amendment that would allow for the provision of surface parking lots for visitors of the project area and greater Mission Bay Park.</p>
<p>Policy EP-G.11: Pursue new tools, programs, and fund mechanisms for continued community revitalization and economic development.</p>	<p>Consistent: The City will pursue new tools, programs, and fund mechanisms for continued revitalization of the project area as implementation of the plan amendment progresses.</p>
<p>I. Visitor Industries Goal: A city that encourages investments in the tourism industry that also benefit existing residents and support community reinvestment.</p>	<p>Consistent: The project is a plan amendment that would include policies to revitalize, restore and enhance the project area to benefit both the surrounding communities while also encouraging tourism through low-cost visitor guest accommodations, boat rental facility/docks, and other recreational amenities.</p>
<p>Policy EP-I.3: Support destination attractions in San Diego that enhance tourism trade in the City including but not limited to natural resource destinations, commercial recreational attractions, sporting events, convention and meeting facilities, and the cruise ship industry.</p>	<p>Consistent: The project area is located in Mission Bay Park. The project would include policies to revitalize, restore, and enhance the northeastern portion of Mission Bay Park and would include recreation attractions such as low-cost visitor guest accommodations, boat rental facility/docks, and an Interpretive Nature Center.</p>

Table B-1. Project’s Consistency with the City of San Diego’s 2008 General Plan	
Goal/Policy	Project
<p>Policy EP-I.4: Collaborate with tourism industry representatives to design projects that enhance San Diego’s cultural and natural amenities.</p>	<p>Consistent: The project is a plan amendment that proposes land uses to revitalize the De Anza Cove area, provide an enhanced social, economic, and recreational experience for all visitors, and enhance the natural amenities that currently exist on the site. Detailed project design for these land uses would be determined through a future GDP process, at which time collaboration with the tourism industry would be more appropriate.</p>
<p>K. Redevelopment Goal: A city which redevelops and revitalizes areas which were blighted, to a condition of social, economic, and physical vitality consistent with community plans.</p>	<p>Consistent: See response to Policy EP-I.4.</p>
Historic Preservation Element	
<p>Policy HP-A.2: Fully integrate the consideration of historical and cultural resources in the larger land use planning process.</p> <ul style="list-style-type: none"> a. Promote early conflict resolution between the preservation of historical resources and alternative land uses. b. Encourage the consideration of historical and cultural resources early in the development review process by promoting the preliminary review process and early consultation with property owners, community and historic preservation groups, land developers, Native Americans, and the building industry. c. Include historic preservation concepts and identification of historic buildings, structures, objects, sites, neighborhoods, and non-residential historical resources in the community plan update process. e. Make the results of historical and cultural resources planning efforts available to planning agencies, the public and other interested parties to the extent legally permissible. 	<p>Consistent: The project is a plan amendment that would require future development within the project area to include policies and mitigation measures to preserve, enhance, and restore resources of natural, cultural, or historic importance. See Section 5.6, Historical, Archaeological, and Tribal Cultural Resources, for further information.</p>

Mission Bay Park Master Plan

Table B-2. Project's Consistency with the Goals and Objectives of the City of San Diego's 2021 Mission Bay Park Master Plan	
Goal/Objective	Project
Land Use Goals	
Goal 1: An aquatic-oriented park which provides a diversity of public, commercial and natural land uses for the enjoyment and benefit of all the citizens of San Diego and visitors from outside communities.	Consistent: The project is a plan amendment that would revitalize and enhance the De Anza Cove area to provide a diverse range of recreation and natural land uses for the enjoyment and benefit of both the citizens of San Diego and visitors from outside communities.
Goal 2: A park in which land uses are located so as to avoid negative impacts on adjacent areas, providing for ease of access, and according to the particular qualities of different parts of the Bay.	Consistent: The project is a plan amendment that would be consistent with the land use designations prescribed for the project area in the Mission Bay Park Master Plan (MBPMP), thereby avoiding negative impacts on adjacent areas. Land uses adjacent to the MHPA would be managed to ensure minimal impacts to the MHPA. Consideration would be given to good planning principles in relation to adjacent land uses. The MHPA Land Use Adjacency Guidelines would be incorporated into applicable permits during the development review phase of a project. These guidelines address the issues of drainage, toxics, lighting, noise, barriers, invasive species, brush management, and grading/development.
Goal 3: A park which enhances the viability and use of other connected open space areas so as to promote the creation of a comprehensive, integrated open space system.	Consistent: The project is a plan amendment that would promote MBPMP policies that support the expansion of open space by removing Campland on the Bay (Campland) and replacing it with a natural habitat area contiguous with the existing Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (KFMR/NWP).
Water Use Goals	
Goal 1: A park in which the water areas are allocated and maintained to support the diverse aquatic interests of those visiting Mission Bay.	Consistent: The project is a plan amendment that would maintain and add policies and language to help support the diverse aquatic interests of the project area, including a swimming area, a boat rental facility/dock, and expanded habitat areas.
Goal 2: A park which provides adequate and safe access to the waters of Mission Bay.	Consistent: The project is a plan amendment that would support the provision of a comprehensive network of safe, convenient Class I multi-use paths, trails, sidewalks, and/or facilities to accommodate pedestrian and bicyclists and provide safe access to the waters of Mission Bay. The project would also include a sandy beach area and boat rental facilities that would provide direct access to Mission Bay.

Table B-2. Project's Consistency with the Goals and Objectives of the City of San Diego's 2021 Mission Bay Park Master Plan	
Goal/Objective	Project
Goal 3: A park in which the water areas are maintained to assure the maximum enjoyment of aquatic activities consistent with safety, aesthetic, and environmental concerns.	Consistent: The project is a plan amendment that would not include any language that hinders the ongoing maintenance of water areas for aquatic activities within the MBPMP.
Goal 4: A park in which water areas are maintained to assure continued navigability for designated uses, and in which adequate shoreline access for water use is maintained.	Consistent: The project is a plan amendment that would not include any language that hinders the ongoing maintenance of water areas for navigability in the MBPMP.
Circulation and Access Goals	
Goal 1: A park which promotes and ensures safe and enjoyable access for all park users and minimizes negative transportation-related impacts on surrounding neighborhoods.	Consistent: The project is a plan amendment that includes language supporting the provision of a comprehensive network of safe, convenient Class I multi-use paths, trails, sidewalks, and/or facilities to accommodate pedestrians, including ADA-compliant facilities, and bicyclists and provide access to the waterfront. In addition, the project would minimize transportation-related impacts to surrounding neighborhoods as analyzed in Section 5.10, Transportation and Circulation.
Goal 2: A park that addresses the competing parking needs of area residents, employees, and visitors to Mission Beach, Pacific Beach, and Mission Bay Park, provides necessary parking for park users, and utilizes strategies for protecting neighboring areas from adverse parking impacts.	Consistent: The proposed project is a plan amendment to refine land uses within the De Anza Cove area. However, future development implemented as a result of the proposed project would include policies to address parking needs, such as dedicated parking for the proposed guest housing use. Surface parking would also be provided to protect neighboring areas from adverse parking impacts.
Goal 3: A park which provides a complete, clearly defined and safe (Class 1) bike path that ties in with the existing bicycle network for adjoining neighborhoods.	Consistent: See response to Circulation and Access Goal 1.
Goal 4: A park which provides a path system designed and managed so as to safely accommodate both pedestrian and non-motorized wheeled circulation.	Consistent: See response to Circulation and Access Goal 1.
Economics Goals	
Goal 1: A park where private enterprise within appropriate designated areas can prosper in order to support and enhance public use, access, and enjoyment of the Mission Bay Park.	Consistent: The project is a plan amendment that would allow for new potential dedicated lease areas within the proposed low-cost visitor guest accommodation land use and boat facilities. The project proposes to revitalize the De Anza Cove area to provide an enhanced social, economic, and recreational experience for all visitors and to enhance the natural amenities that currently exist on the site.

Table B-2. Project's Consistency with the Goals and Objectives of the City of San Diego's 2021 Mission Bay Park Master Plan	
Goal/Objective	Project
Goal 2: A park which generates sufficient revenue to the City to cover public operations and maintenance costs associated with the park, and helps finance and maintain public improvements within the park.	Consistent: The project is a plan amendment that would allow for new potential dedicated lease areas within the proposed low-cost visitor guest accommodation land use and boat facilities. Any future dedicated lease areas that are implemented within the project area would generate revenue for the City that would help cover public operations and maintenance costs associated with the park and help finance and maintain public improvements within the park.
Goal 3: A park which uses economic approaches to efficiently manage use of public areas.	Consistent: See response to Economic Goals 1 and 2.
Goal 4: A park which fairly attributes funding responsibility to those who benefit from the facility or services that is funded.	Consistent: See response to Economic Goals 1 and 2.
Goal 5: A park in which information regarding ecologically sustainable design and management practices are assessed and used as appropriate.	Consistent: The project is a plan amendment that includes language and land uses supporting the preservation, restoration, enhancement, and creation of natural resources and habitat areas. The project would sustain and enhance the biodiversity of the KFMR/NWP and expand natural habitat areas contiguous to this existing preserve.
Environmental Goals	
Goal 1: A park in which aquatic wildlife and natural resources are a major recreational attraction for park users.	Consistent: See response to Economic Goal 5.
Goal 2: A park in which biodiversity is sustained and enhanced through the protection of natural resources and the expansion of habitat areas for sensitive species.	Consistent: See response to Economic Goals 1 and 5.
Goal 3: A park which supports ongoing education and research related to the Bay's natural resources.	Consistent: The project is a plan amendment that would sustain and enhance the biodiversity of the KFMR/NWP and expand natural habitat areas contiguous to this existing preserve. The project would also include an Interpretive Nature Center to support ongoing education to the community about the wetlands ecosystem. Therefore, it would support and enhance the ongoing education and research related to the natural resources in Mission Bay.
Goal 4: A park in which achieving the highest possible water quality is a planning, design, and management priority.	Consistent: The project is a plan amendment that would include policies to support the creation and restoration of wetlands; implementation of water quality protection measures, such as water quality detention/swale areas; and future implementation of best management practices (BMPs). See Section 5.7, Hydrology and Water Quality, for additional information.

Table B-2. Project’s Consistency with the Goals and Objectives of the City of San Diego’s 2021 Mission Bay Park Master Plan	
Goal/Objective	Project
Goal 5: A park in which traffic, noise, and air pollution sources, particularly those that are not directly related to the aquatic resources of the park, are reduced to the greatest extent possible.	Consistent: The Program Environmental Impact Report (PEIR) analyzes the project’s impacts relative to traffic, noise, and air quality, and mitigation measures are incorporated, as necessary, to reduce any impacts to the greatest extent possible. Refer to Section 5.2, Air Quality and Odor; Section 5.8, Noise; and Section 5.10, Transportation and Circulation, for further details.
Aesthetics and Design Goals	
Goal 1: A park whose image, as defined by its landscape architecture, and public works manifests and magnifies its unique and distinctive aquatic nature.	Consistent: The project is a plan amendment that would support the creation and restoration of wetlands and expand recreational areas and public features. The project includes language supporting natural landscapes and the unique and distinct features of the project area.
Goal 2: A park comprising an interconnected system of diverse recreational environments, or “parks within a park.”	Consistent: The project is an amendment to the MBPMP that would refine uses for what was formerly referred to as the De Anza Special Study Area (SSA), now De Anza Natural, and implement the vision of the City’s General Plan and MBPMP in advancing the concept of “parks within a park” for the De Anza Cove area by proposing diverse recreational environments such as multi-use pathways, low-cost visitor guest accommodations, boat facilities, and an Interpretive Nature Center. The project also proposes regional parklands and active recreation areas, the exact makeup of which would be further determined through a future General Development Plan (GDP) process.
Goal 3: A park that extends beyond its boundaries by offering “image bytes” or encapsulated views of its open waters and landscape to surrounding roadways, neighboring streets, and distant viewing points.	Consistent: The project is a plan amendment that would maintain the existing view of open waters and landscape from surrounding roadways, streets and viewing points. The project would also include a multi-use path that would offer views of the surrounding landscape to pedestrians and bicyclists. See Chapter 7.0, Other Mandatory Discussion Areas, for a discussion on the visual effects and neighborhood character related to the project.

California Coastal Act

Table B-3. Project’s Consistency with Applicable Coastal Resources Planning and Management Policies of the California Coastal Act	
Policy	Project
Chapter 3, Article 2 – Public Access	
<p>Section 30210: Access; recreational opportunities; posting In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.</p>	<p>Consistent: The project is a plan amendment that would allow for equal access to parkland and recreational facilities within the project area by proposing multi-use pathways, regional parklands, active recreation areas, low-cost visitor guest accommodations, and an Interpretive Nature Center for public use.</p>
<p>Section 30211: Development not to interfere with access Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.</p>	<p>Consistent: The project is a plan amendment that would allow for enhanced public access to the shoreline by providing three open beach areas totaling approximately 5.5 acres with access to the De Anza Cove.</p>
<p>Section 30213: Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</p>	<p>Consistent: The project is a plan amendment that would allow for low-cost visitor guest accommodations by replacing a portion of the Mission Bay RV Resort and the vacated mobile home park with a low-cost visitor guest accommodation land use and enhanced recreational facilities and amenities in regional parkland.</p>
Chapter 3, Article 3 – Recreation	
<p>Section 30220: Protection of certain water-oriented activities. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.</p>	<p>Consistent: The project is a plan amendment that includes language supporting the protection of water-oriented recreational activities along the De Anza Cove shoreline and would include a beach and new boat facilities.</p>
<p>Section 30223: Upland areas. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.</p>	<p>Consistent: The project is a plan amendment that would include policies to preserve, restore, and enhance existing upland areas and to create new upland habitat areas.</p>

Table B-3. Project’s Consistency with Applicable Coastal Resources Planning and Management Policies of the California Coastal Act	
Policy	Project
<p>Section 30224: Recreational boating use; encouragement; facilities. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.</p>	<p>Consistent: The project is a plan amendment which would include new boat facilities within De Anza Cove.</p>
Chapter 3, Article 4 – Marine Environment	
<p>Section 30230: Marine resources; maintenance. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</p>	<p>Consistent: The project is a plan amendment that would allow for the conversion of Campland on the Bay (Campland) to a preserved, natural habitat area, as recommended in the Mission Bay Park Master Plan (MBPMP). The expanded habitat area would include wetland and upland habitats and would be contiguous with the existing Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (KFMR/NWP), which includes areas of special biological significance.</p>
<p>Section 30231: Biological productivity; water quality. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	<p>Consistent: The project is a plan amendment that would include language recommending the creation and restoration of wetlands; implementation of water quality protection measures, such as water quality detention/swale areas; and future implementation of best management practices (BMPs). See Section 5.7, Hydrology and Water Quality, for additional information.</p>

Table B-3. Project’s Consistency with Applicable Coastal Resources Planning and Management Policies of the California Coastal Act	
Policy	Project
<p>Section 30234: Commercial fishing and recreational boating facilities. Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.</p>	<p>Consistent: The project is a plan amendment that includes language supporting new boat facilities that would not interfere with the commercial fishing industry.</p>
Chapter 3, Article 5 – Land Resources	
<p>Section 30240: Environmentally sensitive habitat areas; adjacent developments. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.</p>	<p>Consistent: The project would include preservation, restoration, and enhancement of the existing KFMR/NWP habitat area. The proposed plan amendment would allow for the expansion of the KFMR/NWP through removal of the adjacent Campland use. Any recreational facilities and improvements would be located east of Rose Creek and would include natural recreation areas as a buffer to sensitive habitat areas.</p>
Chapter 3, Article 6 – Development	
<p>Section 30251: Scenic and visual qualities. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	<p>Consistent: The project would not impact views to and along Mission Bay; see Chapter 7.0, Other Mandatory Discussion Areas, for discussion on the project’s impacts on public views. Additionally, the project would include land uses that support multiple overlooks along the proposed multi-use path circulating throughout the project area. These viewpoints would be overlooking the existing KFMR/NWP, expanded marshland/habitat area, Mission Bay, and De Anza Cove. The view would be protected by upland (dune, sage) native planting that would serve as buffer to the wetland habitat.</p>

Table B-3. Project’s Consistency with Applicable Coastal Resources Planning and Management Policies of the California Coastal Act	
Policy	Project
<p>Section 30252: Maintenance and enhancement of public access. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.</p>	<p>Consistent: The project is a plan amendment that includes language and land uses that support the provision of a comprehensive network of safe, convenient, and attractive Class I multi-use paths, trails, sidewalks, and/or facilities to accommodate pedestrians and bicyclists and to provide access to the waterfront. Service roads, vehicular access, and parking would be in areas proposed for low-cost visitor guest accommodations, regional parkland, boat facilities, and active recreation. Additionally, the project area is located near the Balboa Avenue Trolley Station and the Clairemont Drive Trolley Station, which would provide for further access to public transportation.</p>
<p>Section 30253: Minimization of adverse impacts. New development shall do all of the following:</p> <ul style="list-style-type: none"> a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard. b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. c. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. d. Minimize energy consumption and vehicle miles traveled. e. Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses. 	<p>Consistent: The Program Environmental Impact Report (PEIR) analyses the project and identifies mitigation measures, when necessary, to minimize adverse impacts to geology, hydrology and water quality, air quality, transportation, energy, and aesthetics. Refer to Section 5.2, Air Quality and Odor; Section 5.4, Greenhouse Gas Emissions; Section 5.7, Hydrology and Water Quality; and Section 5.10, Transportation and Circulation, and Chapter 7.0, Other Mandatory Discussion Areas, which includes a discussion on energy, geology, and aesthetics. The project is a plan amendment that would protect and enhance the project area as a unique visitor destination for recreational uses.</p>

Table B-3. Project’s Consistency with Applicable Coastal Resources Planning and Management Policies of the California Coastal Act	
Policy	Project
<p>Section 30255: Priority of coastal-dependent developments. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>	<p>Consistent: The project is a plan amendment that would include policies to support the creation, restoration, and enhancement of upland and wetland habitat areas. Natural recreation areas are included as a passive recreation buffer to any restored natural resources.</p>