

Summary of Public Comments Received Following the Release of the Draft Amendment to the Mission Bay Park Master Plan

11/21/2023

This memo and the attached emails summarize and compile the public comments received on the amendment to the Mission Bay Park Master Plan (Plan Amendment) and the City’s De Anza Natural Plan. This summary does not address comments on the Draft Programmatic Environmental Impact Report (PEIR), which are compiled separately in the Final [PEIR](#) responses to comments section. The Final PEIR was released November 6, 2023 on the City’s Final Environmental Documents page.

Comments summarized and attached were collected from November 2022, and especially in March 2023, following the release of the initial draft of the PEIR and release of the revised De Anza Natural Plan. Public comments regarding specific issue areas and general comments on the overall master plan amendment have been accepted by City Planning staff since the beginning of the planning process, however the comments summarized below pertain to the most recent iterations of the De Anza Natural Plan and alternatives following the public engagement process in 2023. A total of (574) comments were collected during this timeframe.

The number of email comments received have been categorized, for reader clarity, into the following overarching categories and are discussed in more detail in the table below:

- (472) emails regarding wetlands restoration
- (30) emails regarding the Pacific Beach Tennis Club
- (11) emails regarding the Boat and Ski Club
- (7) emails regarding overnight camping access
- (29) emails regarding other types of recreation
- (25) emails regarding comments outside these categories

Please note: Many of the 574 emails discuss a variety of plan components, so that a strict categorization process may not reflect the actual weight of opinions.

Comment Category	Summary of Comments Received	Response to Comments
Wetlands Restoration	Reoccurring themes noted in the 472 emails regarding wetlands restoration: <ul style="list-style-type: none"> - Support for the ReWild Mission Bay “Wildest” plan. - Highlighting opportunities for new recreation opportunities centered around the natural environment within reestablished tidal zones and marshes. - Maximize wetland creation to mitigate future impacts by sea level rise and to meet the City Climate Action Plan (CAP) goals. 	The Mission Bay Park Master Plan (MBPMP) calls for a “balanced approach” with three components: recreation, commerce, and environment. The ReWild alternatives do not propose adequate non-habitat land areas that meet the objectives for a balance of uses the City is committed to providing. While the City recognizes the benefits of restored wetlands to mitigate the impacts of climate change and meet the goals of the CAP, there are other City-owned properties that are being assessed as potential wetland restoration sites to meet the CAP goals. The

	<ul style="list-style-type: none"> - Restore wetlands to improve water quality in Rose Creek and Mission Bay through natural filtration processes. 	<p>City also recognizes that expanded restoration areas would provide additional recreation opportunities at De Anza Cove; however further expansion of the identified wetland restoration areas would reduce the available land for existing recreational uses, which would not be consistent with the balance of uses that the MBPMP describes. Additionally, the Final PEIR found that the restored wetlands proposed in the De Anza Natural Plan would result in an improvement in water quality (Chapter 3.0). A subsequent Wetlands Management Plan is called-for. As previously mentioned, the PEIR addresses environmental issues in detail.</p>
<p>Pacific Beach Tennis Club (PBTC)</p>	<p>Reoccurring themes noted in the 30 emails regarding the PBTC:</p> <ul style="list-style-type: none"> - Oppose the closure of, or any disruption in the operation of, the PBTC. - Preserve and expand court space to accommodate increasing numbers of users expected with increased residential density in the region. - Designate space for pickleball. - Importance of the facility as a community gathering space, particularly for seniors. - Concerned about negative financial impacts if the PBTC was closed or its operations disrupted. 	<p>PEIR Figure 3-1, Site Plan, and Table 3-2, Proposed Land Use Acreages, have been revised in the Final PEIR to ensure a no net loss of acreage for active recreation uses if the De Anza Natural Plan were implemented. The City will strive to phase future development in order to minimize disruption to active recreation access. Any necessary buffer zones and other land uses proposed on existing recreation facilities would be implemented after these facilities have been modified, moved, or replaced for continued use in another suitable location, unless imminent climate hazards necessitate more immediate mitigation. Amenities like tennis and pickleball are program elements that the Plan Amendment supports. The MBPMP did not make extensive provisions for relocating existing leaseholds over time at De Anza Cove as a result of sea level rise, but De Anza Natural now does address sea level rise resiliency. Active recreation area will be identified during a future General Development Plan (GDP) process.</p>

Boat and Ski Club	<p>Reoccurring themes noted in the 11 emails regarding the Boat and Ski Club:</p> <ul style="list-style-type: none"> - Preserve the existing clubhouse, storage yard, and boat launch location. - Highlighting the importance of the facility as it hosts several clubs and organizations. 	<p>The City recognizes the importance of the Boat and Ski Club facilities. The De Anza Natural Plan has identified space for a shared clubhouse, a nature center, parking, and 1 acre of open water for non-motorized boats on the northern shore of De Anza Cove. Retaining the Boat and Ski Club at its current location until an alternate location is established at South Shores (as the MBPMP planned) or as identified in De Anza Natural is a goal. The MBPMP did not make extensive provisions for relocating existing leaseholds at De Anza Cove, but the Boat and Ski Club is specifically listed as a key stakeholder for a future South Shores GDP, for which a public process has been initiated. The Club has experienced silting of the creek at its existing pier, and future sea level rise along Rose Creek, on the "boot", and at all shorelines is expected- necessitating relocation. The City will strive to phase future developments at De Anza Cove in a way that limits disruptions in operations of the Boat and Ski Club to the greatest extent possible – as accounted for in changes to the amendment and the plan text block across the top of the De Anza Natural plan.</p>
Overnight Camping Access	<p>Reoccurring themes noted in the 7 emails regarding overnight camping access:</p> <ul style="list-style-type: none"> - Concern about the removal of the mature trees within Campland. - Desire for a variety of overnight accommodations including space for RV's/trailers, tent camping, cabins, and/or yurts. - Support for Campland and the Mission Bay RV Resort to retain its leaseholds and operations at De Anza Cove. 	<p>Specific site amenities to be included within areas designated as low-cost visitor accommodations will be determined during a future GDP process that will outline future construction plans and associated impacts. The conversion of the existing Campland property to natural habitat areas was identified in the MBPMP, and consistent with its objectives, 48.5 acres of new low-cost visitor accommodations has been identified east of Rose Creek and south of N. Mission Bay Drive on the De Anza "boot." This new location could support a variety of overnight experiences, including RV's and other eco-friendly accommodations.</p>
Other Types of Recreation	<p>Reoccurring themes noted in the 29 emails regarding other types of recreation:</p> <ul style="list-style-type: none"> - Maintain the golf course and related facilities in their current location with no disruption of service. 	<p>Please see the response in the PBTC section above. The MBPMP did not make extensive provisions for relocating existing leaseholds over time at De Anza as a result of sea level rise, but De Anza Natural addresses sea level</p>

	<ul style="list-style-type: none"> - Concerned about other recreational uses encroaching into current golf facilities. - Preserve the existing ball fields and recognize the benefit for youth sports and youth health. - Preserve space for youth soccer. - Support for the establishment of a shared clubhouse with ample restrooms to accommodate golf, tennis, and field sport uses and maximize land use. 	<p>rise resiliency for stakeholder and user groups at De Anza, such as the Mission Bay Golf Club, Pacific Youth Soccer League (PYSL), and Mission Bay Youth Soccer. The City will strive to phase future developments at De Anza Cove in a way that limits disruptions in operations of recreation groups to the greatest extent possible – as accounted for in changes to the amendment (recommendation #25) and the plan text block across the top of the De Anza Natural plan.</p>
<p>Other Comments</p>	<p>Reoccurring themes noted in the 25 emails regarding other comments:</p> <ul style="list-style-type: none"> - Desire for a balanced land use plan that prioritizes the need for recreation opportunities and habitat restoration equally. - Highlighting the importance of enhancing sustainable public access to the coastline. - Desire to pursue joint use opportunities with Mission Bay High School and to partner with schools for other educational opportunities at De Anza Cove. 	<p>The majority of these comments are related to the general vision and goals of the plan amendment and did not lead to specific policy or land use changes, other than changes to public access over time due to the sea level rise. A joint use opportunity continues to be shown on Figure 16. The potential for joint-use access to the Mission Bay High School fields has been discussed with the school district, but since the high school occupies its fields often when joint-use after school might occur, the planning for joint-use has not progressed at this time. The City will continue these conversations with the school district during the GDP process.</p>

The most notable action taken to address comments concerning the De Anza Natural Plan was the completion of a detailed sea level rise analysis which was incorporated into the Final PEIR as Appendix N to inform the future design of the project. The Sea Level Rise Assessment Technical Report includes a sea level rise modeling assessment and conceptual grading exercise that demonstrates how 85.6 acres of viable wetland habitat proposed by the De Anza Natural Plan could persist under a 7-foot sea level rise scenario estimated in 2100, providing a buffer for recreation facilities. Detailed discussion on the findings of the Sea Level Rise Assessment Technical Report and responses to comments concerning sea level rise impacts can be found in the Response to Comments section of the Final PEIR.

Scott Sandel, Park Planner,
 City Planning Department, City of San Diego

SS/ad

Attachments:

- 1.De Anza public comments_A-to-G
- 2.De Anza public comments_H-to-O
- 3.De Anza public comments_P-to-Z