



San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PC-23-024 DE ANZA NATURAL AMENDMENT TO THE MISSION BAY PARK MASTER PLAN- EIR-Master Plan Amend

To call in and make public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **161 221 0047**

How to Speak to a Particular Item or During Non-Agenda Public Comment:



TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.



De Anza Cove Amendment to the Mission Bay Park Master Plan

De Anza Natural

 De Anza
Natural
City Planning Department

December 7, 2023
Planning Commission

The City of
**SAN
DIEGO** 



Project Area – Vicinity Map





The Role of a Master Plan

What it Does

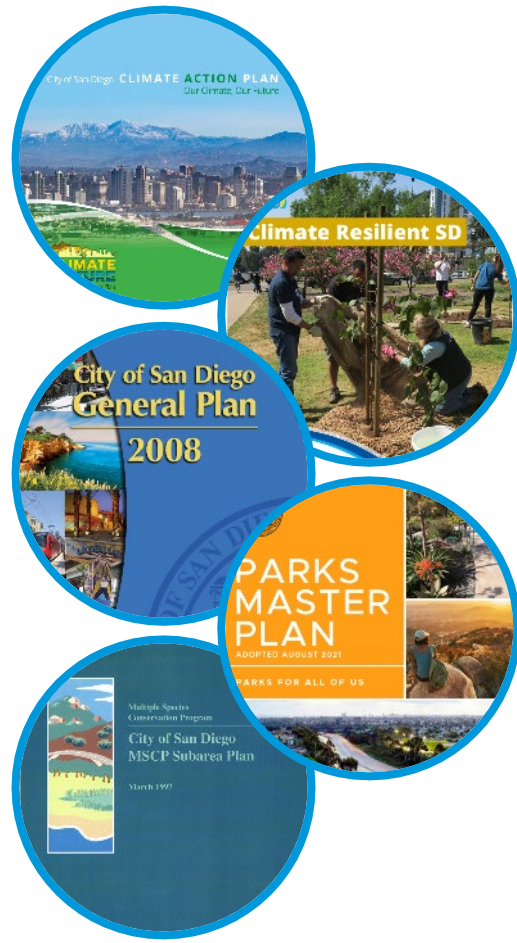
- High-Level, 30-Year Vision
- Identifies General Land Uses
- Provides Policy Direction for Future Planning & Projects

What it Does Not Do

- Identify Specific Uses/Users
- Provides Construction Documents or Associated Technical Analysis
- End Public Input on Future Development



The Role of a Master Plan



City-Wide Planning Initiatives

Area-Specific Planning Initiatives

General Development Plan

Construction

public input



Project Timeline & Public Input

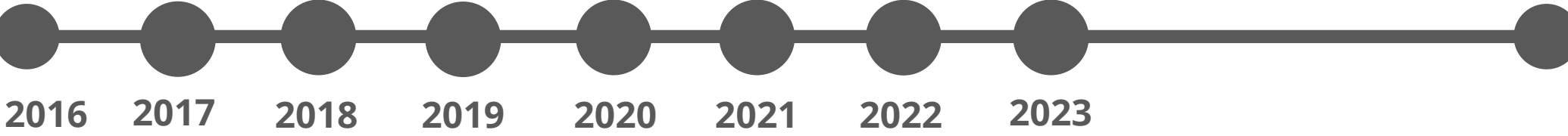
Ad Hoc Sub.

MBPC and P&RB

Concept Development

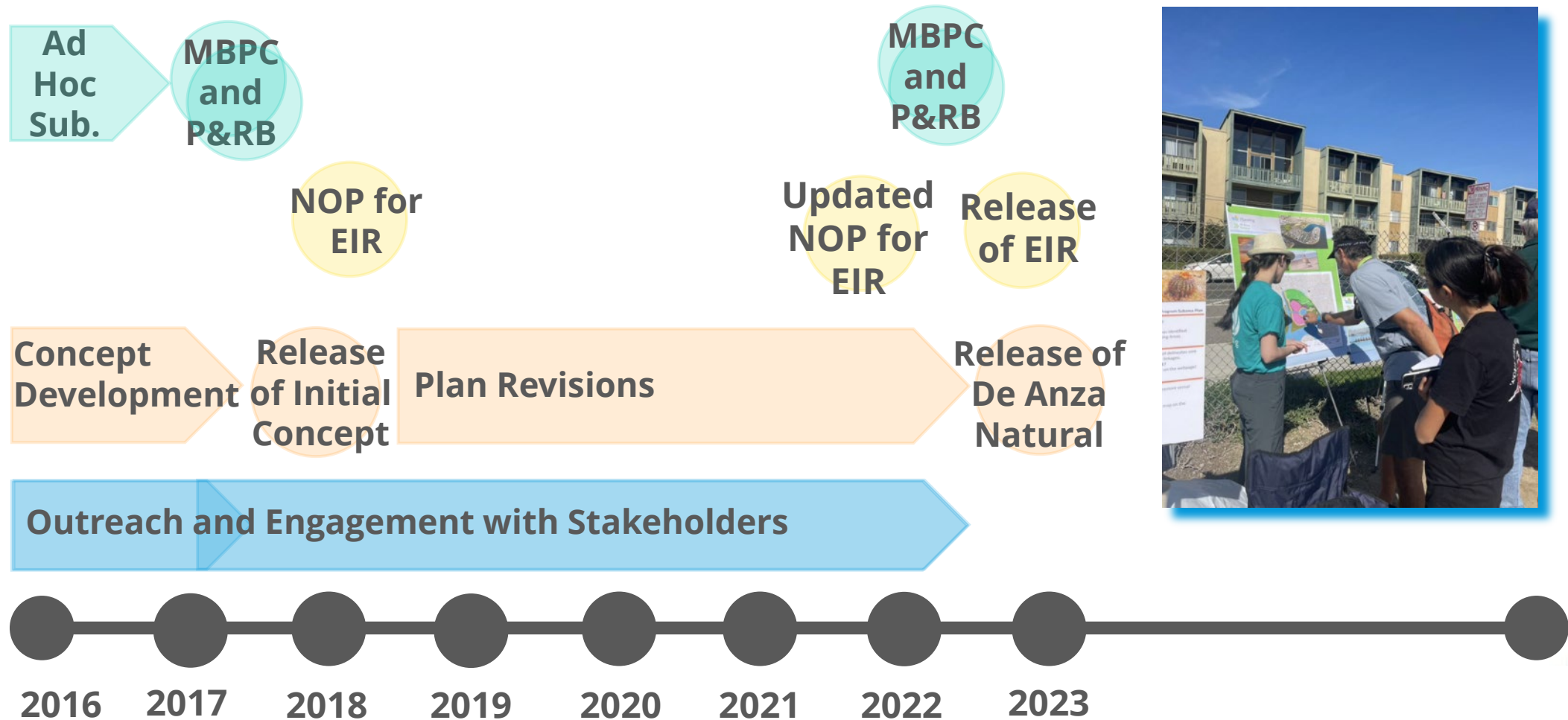
Release of Initial Concept

Outreach and Engagement with Stakeholders



MBPC = Mission Bay Park Committee,
P&RB = Parks & Recreation Board

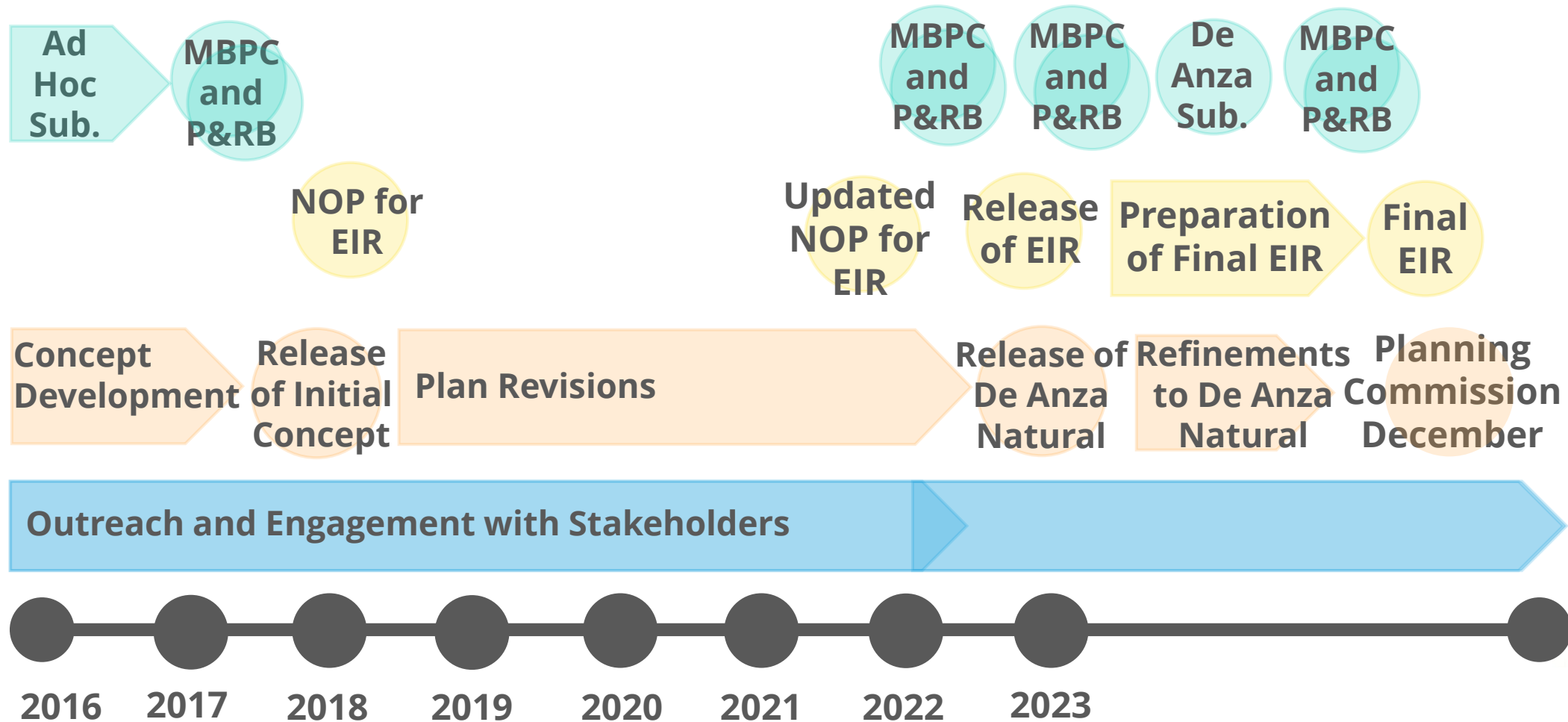
Project Timeline & Public Input



MBPC = Mission Bay Park Committee,
 P&RB = Parks & Recreation Board



Project Timeline & Public Input



MBPC = Mission Bay Park Committee,
 P&RB = Parks & Recreation Board

- LEGEND**
- Active Recreation 60.1 Acres
 - Regional Parklands 26.3 Acres
 - Open Beach 5.5 Acres
 - Low Cost Visitor Accommodations 48.5 Acres
 - Boat Facilities/Clubhouse 2.6 Acres
 - Interpretive Nature Center
 - Uplands (dune,sage) & Buffers 37.4 Acres
 - Wetlands 227.4 Acres
 - Wetlands at Former Camp and 30.7 Acres
 - Wetlands at Existing Kendall-Frost Marsh 78.9 Acres
 - Other new Wetlands 109.8 Acres
 - Shoreline
 - Water Course
 - Multi-Use Paths
 - Kendall-Frost Marsh Preserve
 - Vehicular Access Points
 - Potential Water Lease 1.0 Acres



**De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan**

January 2023

5.0
ACRES

1 in = 0.17 miles

0 500 1,000 2,000

Feet

A goal of De Anza Natural is maintaining or enhancing the existing community-serving public recreation facilities into the future through a GDP process. The City will work with the recreation groups to plan for the future of the facilities with design and phased development in a manner that minimizes disruption to active recreation access. Buffer zones and other land uses proposed for the site of existing recreation facilities should be implemented after these facilities have been modified, moved, or replaced for continued use, unless imminent climate hazards necessitate more immediate mitigation.

Plan released in May

LEGEND

- Active Recreation 66.0 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accomodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 37.4 Acres
- Wetlands 225.2 Acres
 - Wetlands at Former Camaland 33.5 Acres
 - Wetlands at Existing Kendall-Frost Marsh 86.8 Acres
 - Other new Wetlands 104.5 Acres
- Water Course
- Multi-Use Paths
- Kendall-Frost Marsh Preserve
- Vehicular Access Points
- Potential Water Lease 1.0 Acres



previous plans - now superseded

**De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan**

N
5.0
ACRES
1 in = 0.17 miles
Feet

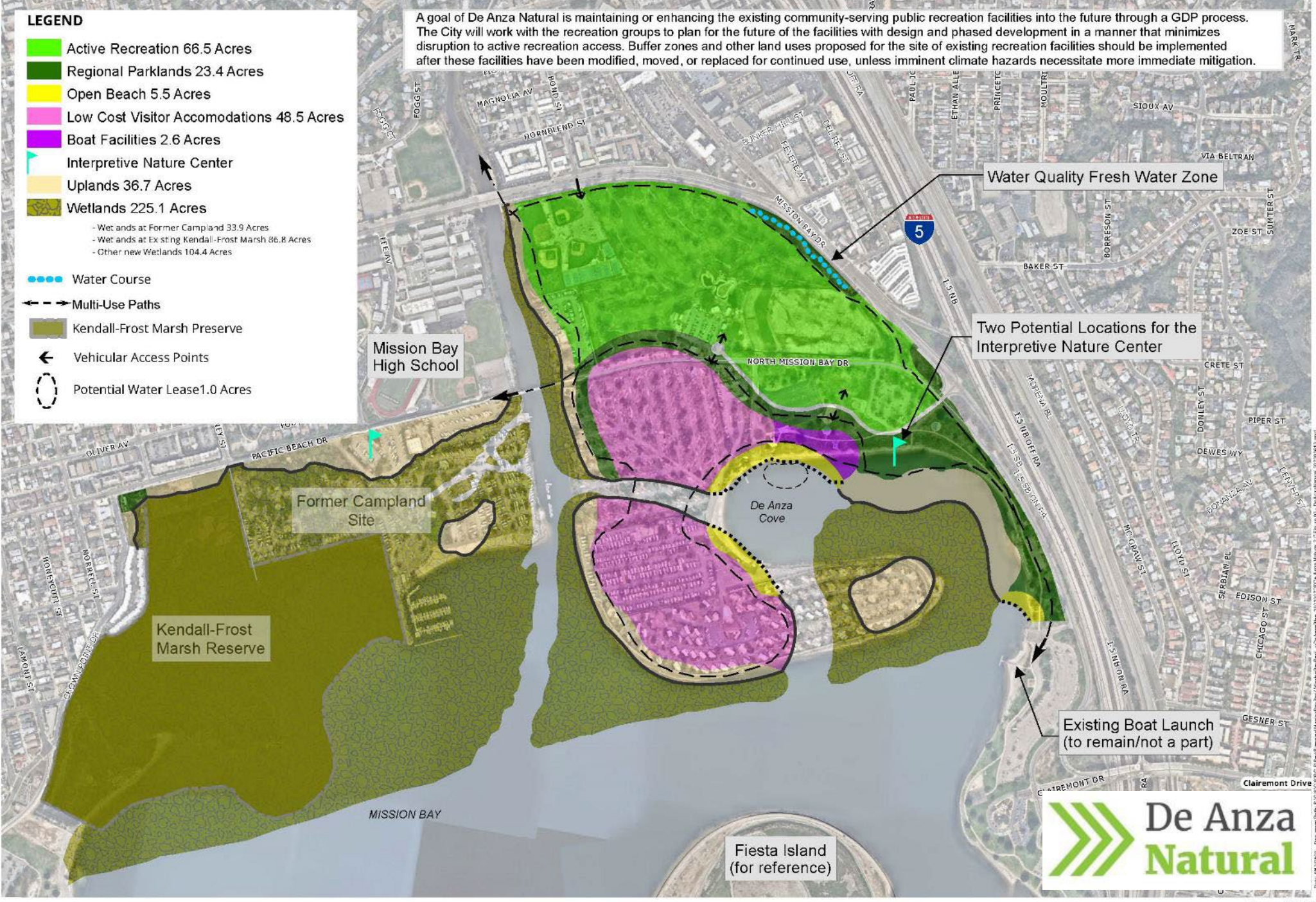
0 500 1,000 2,000

Date: 02/22/23 Document Path: C:\projects\mission_bay\mmp\deanza_cove\fig3_site_plan.mxd User: jharris Date: 2/22/23 10:08 AM

LEGEND

- Active Recreation 66.5 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accommodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 36.7 Acres
- Wetlands 225.1 Acres
 - Wetlands at Former Campground 33.9 Acres
 - Wetlands at Existing Kendall-Frost Marsh 86.8 Acres
 - Other new Wetlands 104.4 Acres
- Water Course
- Multi-Use Paths
- Kendall-Frost Marsh Preserve
- Vehicular Access Points
- Potential Water Lease 1.0 Acres

A goal of De Anza Natural is maintaining or enhancing the existing community-serving public recreation facilities into the future through a GDP process. The City will work with the recreation groups to plan for the future of the facilities with design and phased development in a manner that minimizes disruption to active recreation access. Buffer zones and other land uses proposed for the site of existing recreation facilities should be implemented after these facilities have been modified, moved, or replaced for continued use, unless imminent climate hazards necessitate more immediate mitigation.



Water Quality Fresh Water Zone

Two Potential Locations for the Interpretive Nature Center

Mission Bay High School

Former Campground Site

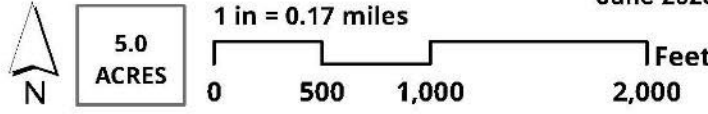
Kendall-Frost Marsh Reserve

Fiesta Island (for reference)

Existing Boat Launch (to remain/not a part)



De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan



June 2023

LEGEND

- Active Recreation 66.5 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accomodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 36.7 Acres
- Wetlands 225.1 Acres
 - Wetlands at Former Campland 33.9 Acres
 - Wetlands at Existing Kendall-Frost Marsh 86.8 Acres
 - Other new Wetlands 104.4 Acres
- Water Course
- Multi-Use Paths
- Kendall-Frost Marsh Preserve
- Vehicular Access Points
- Potential Water Lease 1.0 Acres

A goal of De Anza Natural is maintaining or enhancing the existing community-serving public recreation facilities into the future through a GDP process. The City will work with the recreation groups to plan for the future of the facilities with design and phased development in a manner that minimizes disruption to active recreation access. Buffer zones and other land uses proposed for the site of existing recreation facilities should be implemented after these facilities have been modified, moved, or replaced for continued use, unless imminent climate hazards necessitate more immediate mitigation.



Water Quality Fresh Water Zone

Interpretive Nature Center

Mission Bay High School

Former Campland Site

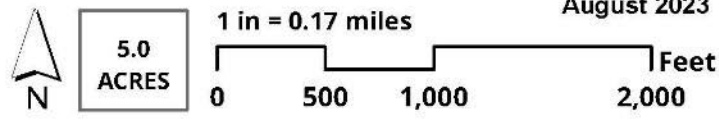
Kendall-Frost Marsh Reserve

Fiesta Island (for reference)

Existing Boat Launch (to remain/not a part)



De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan



August 2023

Date: 8/10/2023. Drawn by: [unreadable]. Project: [unreadable]. File: [unreadable]. Scale: 1" = 0.17 miles.



Legend

- Active Recreation 66.5 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accommodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 36.7 Acres
- Wetlands 225.1 Acres
 - Wetlands at Former Campland 33.9 Acres
 - Wetlands at Existing Kendall-Frost Marsh 36.8 Acres
 - Other new Wetlands 104.4 Acres
- Water Course
- Multi-Use Paths
- Kendall-Frost Marsh Preserve
- Vehicular Access Points
- Potential Water Lease 1.0 Acres

August 2023



Public Input Summary



What We've Heard | What We've Done

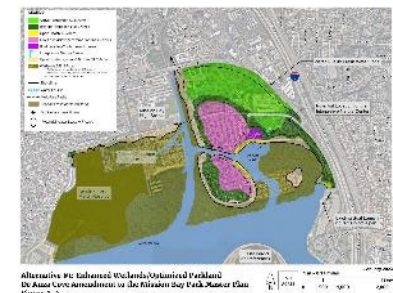
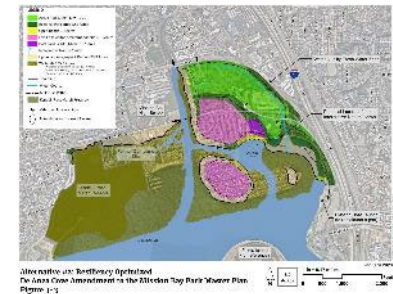
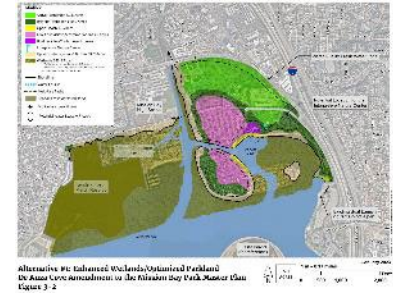
Accommodate Existing Recreation Users & Don't Displace without New Facilities	>	No Net Loss of Active Recreation Acreage & Policy Language Regarding Phasing
Support for Camping	>	Included in Low-Cost Visitor Accommodation
Provide Public Access without Impacting Recreation Uses	>	Multi-Use Path with Specific Alignment Deferred to General Development Plan
Keep Boat & Ski Club	>	Included in GDP Process for South Shores
Expand Wetland Restoration and Specify Wetland Habitats	>	Added Policy Language Regarding Future Analyses and Management Plan
Concern Regarding Motorized Boats in De Anza Cove & Channels	>	Added Policy Language Regarding Intent for Non-Motorized Use
Sea Level Rise Analysis Needed	>	Included in Final PEIR
Additional Technical Studies and Analysis Needed	>	Added Policy Language Regarding Future Technical Studies as Part of GDP Process

Requirements of Supplemental Environmental Project (SEP)

- SEP Required by a 2020 Settlement Agreement
- Comprised of Three Parts:
 1. Expanded wetland restoration alternative in the De Anza Natural PEIR resulting in 80 acres of additional wetland at 2100.
 2. Technical studies to supplement the Mission Bay Park Improvement Plan PEIR and Rose Creek Preliminary Engineering Report.
 3. Planning and implementation of Kendall Frost Reserve restoration.
- SEP Deadline of October 21, 2023
 - July 31, 2023: City learned that extension granted for Kendall Frost Reserve Restoration extended to all components of the SEP.

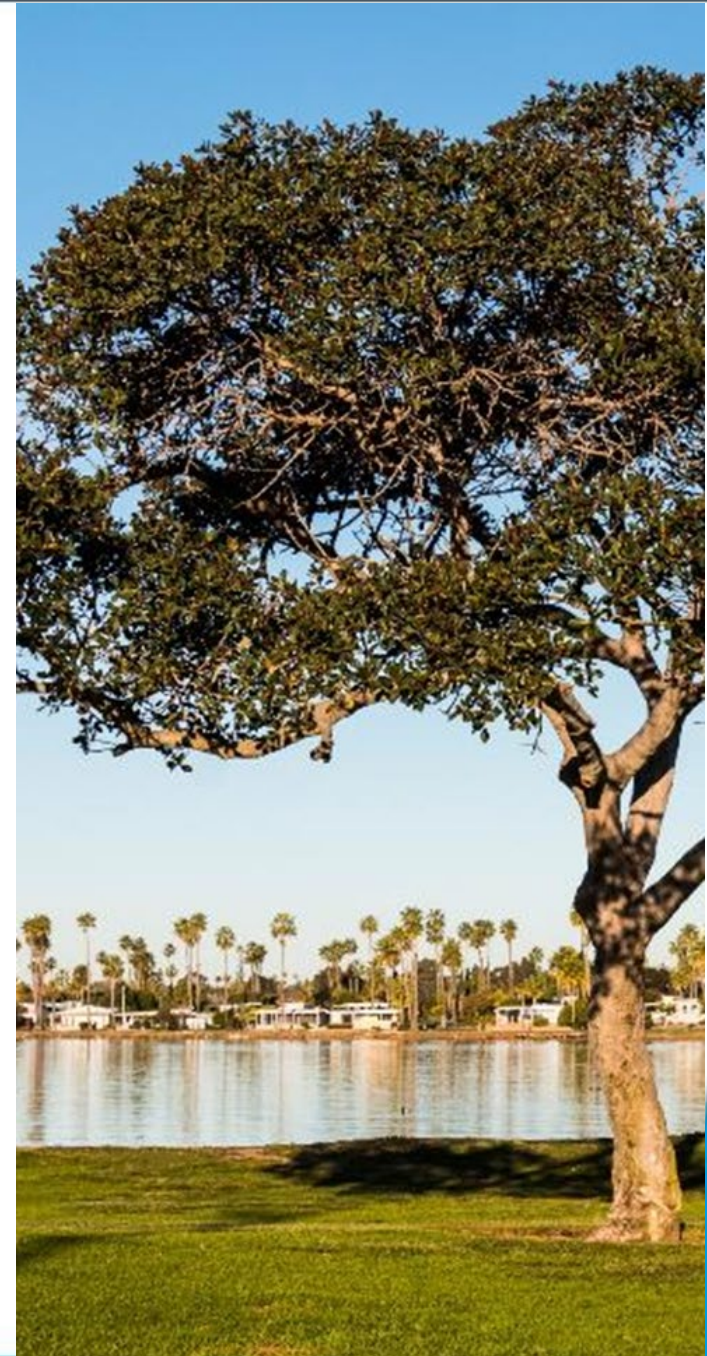
Programmatic Environmental Impact Report (PEIR)

- Draft PEIR public comment period closed on April 20, 2023.
- Final PEIR released on November 6th includes:
 - Responses to comments from nearly 700 letters.
 - Updates to acreage changes in response to public input.
 - Edits clarifying the need for subsequent environmental analysis.
 - Clarifying edits to the biological resources section, report, and mitigation.
 - Detailed sea level rise analysis that demonstrates both De Anza Natural and the Wetlands Optimized Alternative meet SEP requirements.



Advisory Recommendations:

- De Anza Natural Ad Hoc Sub (July 6th):
Voted 4-2 to not recommend the De Anza Natural Amendment and the DPEIR as presented.
- Mission Bay Park Committee (July 11th):
Voted 6-3 to support and recommend the adoption of the De Anza Natural Amendment and the associated PEIR as presented.
- Parks & Recreation Board (July 20th):
Voted 8-0 to not recommend the De Anza Natural Amendment and the DPEIR as presented.



Benefits of De Anza Natural



Provides Community-Serving Recreation

- ✓ Maintains active recreation acreage that serves over 200K users per year
- ✓ Community-based facilities for a growing population



Adds 138.3 Acres of Wetlands

- ✓ Increases habitat for sensitive species
- ✓ Improves water quality
- ✓ Furthers City's climate & resilience goals
- ✓ Exceeds past goals by over 100 acres



Continues Low-Cost Visitor Accommodations

- ✓ Provides 48.5 acres and access to boating and nature
- ✓ Provides access to affordable overnight accommodations in the coast

Staff Recommends that the Planning Commission:

- RECOMMEND to the City Council certification of the Mission Bay Park Master Plan - De Anza Natural Amendment Programmatic Environmental Impact Report (SCH #2018061024) and adoption of the Mitigation and Monitoring Reporting Program for the De Anza Natural Amendment to the Mission Bay Park Master Plan.
- RECOMMEND to the City Council approval of the De Anza Natural Amendment to the Mission Bay Park Master Plan.



Thank You

