

Planning Commission Public Comment for 12/7/2023

Completed	First Name	Last Name	Meeting Date	Position	Comments
11/28/2023 14:36	Scott	Chipman	12/7/2023	In Support of Item	
11/30/2023 6:59	Christie	Dunning	11/30/2023		I ask you to please adopt the science-based San Diego Audubon Society's "Wildest" Plan for the northeast corner of Mission Bay rather than the City's De Anza Natural. It is a better plan, overall.
11/30/2023 7:06	Chuck	Dunning	11/30/2023		"Balance"? The park has 1,461 land acres for recreation. Wildest uses 315 for wetlands, or only 21%.
12/1/2023 15:51	George	Heatherington	12/7/2023	In Opposition to Item	The Environmental Center of San Diego is dedicated to the enhancement and protection of the natural environment throughout San Diego. We are in opposition to De Anza Natural for several reasons listed
12/4/2023 15:17	Belen	Hernandez	12/7/2023	In Support of Item	Mid-City CAN supports. Please read the attached letter. Thank you.

12/5/2023 10:37	Marcella	Bothwell	12/7/2023	In Opposition to Item	<p>Speaking as Chair of the Park Board, recreation is a vital component for all of San Diego, not just the area around Mission Bay Park. However, in the immediate area of Balboa and Morena corridors, 22,300 residents are planned to move into the area in addition to its regional use. Housing is a primary concern for the City, but the mental and physical health of its residents should be no less of a concern. Increased density leaves little green space for recreation which is vital for a healthy community.</p> <p>We must navigate the best solution when thinking about the next 50 years. Children using this space in Mission Bay are in their formulative years and we need to prioritize raising healthy and well-balanced kids. I am hopeful about the transitioning of the MB park, with the added language of the MBP Master Plan which states "will" phase development in a manner that minimizes disruption. And, "buffer zones" for the site should be implemented after these facilities have been modified, moved, or replaced. Given the importance of children and their development into healthy members of society, I would urge that the "should" become a "must". Please see my unbiased chair's report.</p>
12/5/2023 11:10	Marcella	Teran	12/7/2023	In Support of Item	<p>I am ceding my time to scott chipman for his DeAnza presentation on December 7th. I support Scott Chapman's De Anza proposal. It strikes a balance between preserving nature and recreation access that is needed. Please support it.</p>

12/5/2023 11:58	Judith	Munoz	12/7/2023	In Support of Item	<p>On July 11, 2003, the Mission Bay Park Committee voted to support and recommend adoption of the DeAnza Natural Amendment to the Mission Bay Park Master Plan and the associated Programatic Environmental Impact Report as presented. Whereas the Committee did not view the proposed plan as perfect, it is concerned that the Master Plan, which has been delayed far too long, move forward. The water quality of Mission Bay is a paramount issue for the Committee. The expansion of wetlands will be important to the improvement of the water quality, but will not be the entire solution. The Committee urges the City to also seek other measures, especially improving the runoff to the Bay from Rose Creek and improving the flow of water the is limited by the Fiesta Island causway. The Committee is also concerned that the toxins at South Shore be mitigated before recreational actives, replaced by increased wetlands, are placed there. Thank you.</p> <p>Judith Muñoz, Chair, Mission Bay Park Committee</p>
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12/5/2023 13:18	Barry	Homer	12/7/2023	In Opposition to Item	<p>De Anza Peninsula is a jewel for San Diego. Let's not squander its unique attraction for the dubious value of adding a small amount of marshland to an existing already large marsh.</p> <p>Campland's proven 50-plus year history shows how they have been good stewards of this precious resource.</p> <p>Jacob Gelfand's Campland organization has recently transformed De Anza from an unusable eye-sore into affordable waterfront access enjoyed by many. San Diego continues to benefit from this good neighbor.</p> <p>San Diego is lucky to have De Anza and the Campland organization. They are magnets for campers who bring revenue and jobs to the City.</p> <p>Mission Bay Park Master Plan supports that this Regional Park serves all of the residents of San Diego as well as visitors. And further states land use recommendations include regional recreation needs, including Guest Housing (camping facilities and recreational vehicles).</p> <p>Leaseholds that support the Mission Bay recreation use are already in place with Campland and Mission Bay RV Resort. Keep them BOTH. It's a no-brainer, good business, win-win decision.</p>
12/5/2023	Denise	Zellmann	12/7/2023		I would like to submit this letter on behalf of MBLA for Item 1 on Thursday's PC meeting agenda - See Attached
12/5/2023	Denise	Zellmann	12/7/2023		Here's another letter from The Dana on Mission Bay re: Item 1 on Thursday's PC meeting agenda - See attached



Scott Chipman

ADVOCATE

Mission Bay

Parks

Water

Tidal flow

Boat ramps

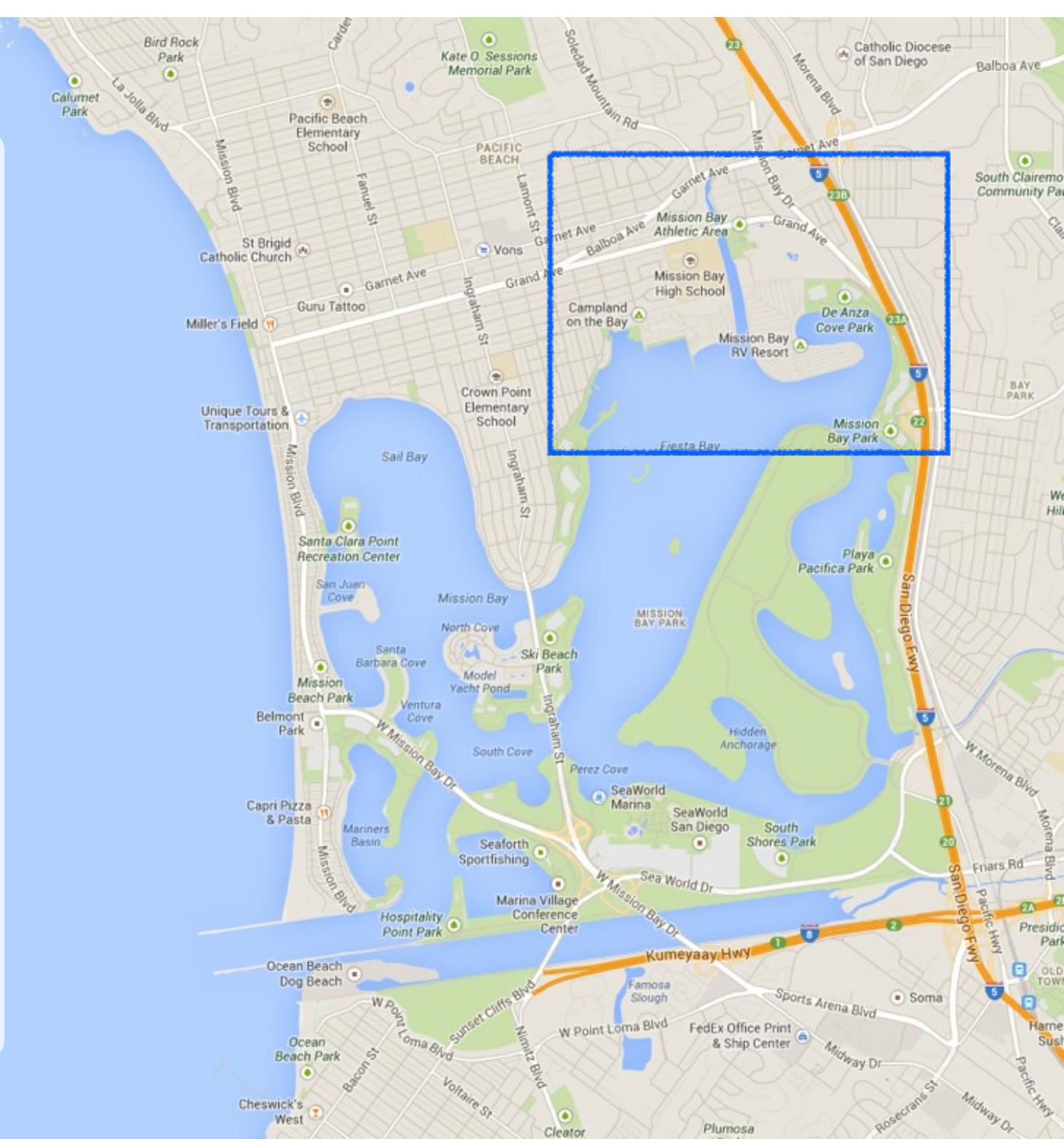
Skiing, sailing, rowing

Hotels

Marshland

Bike and walking paths

Watershed outfall





Youth Fields

Tennis Courts

MB Golf Course

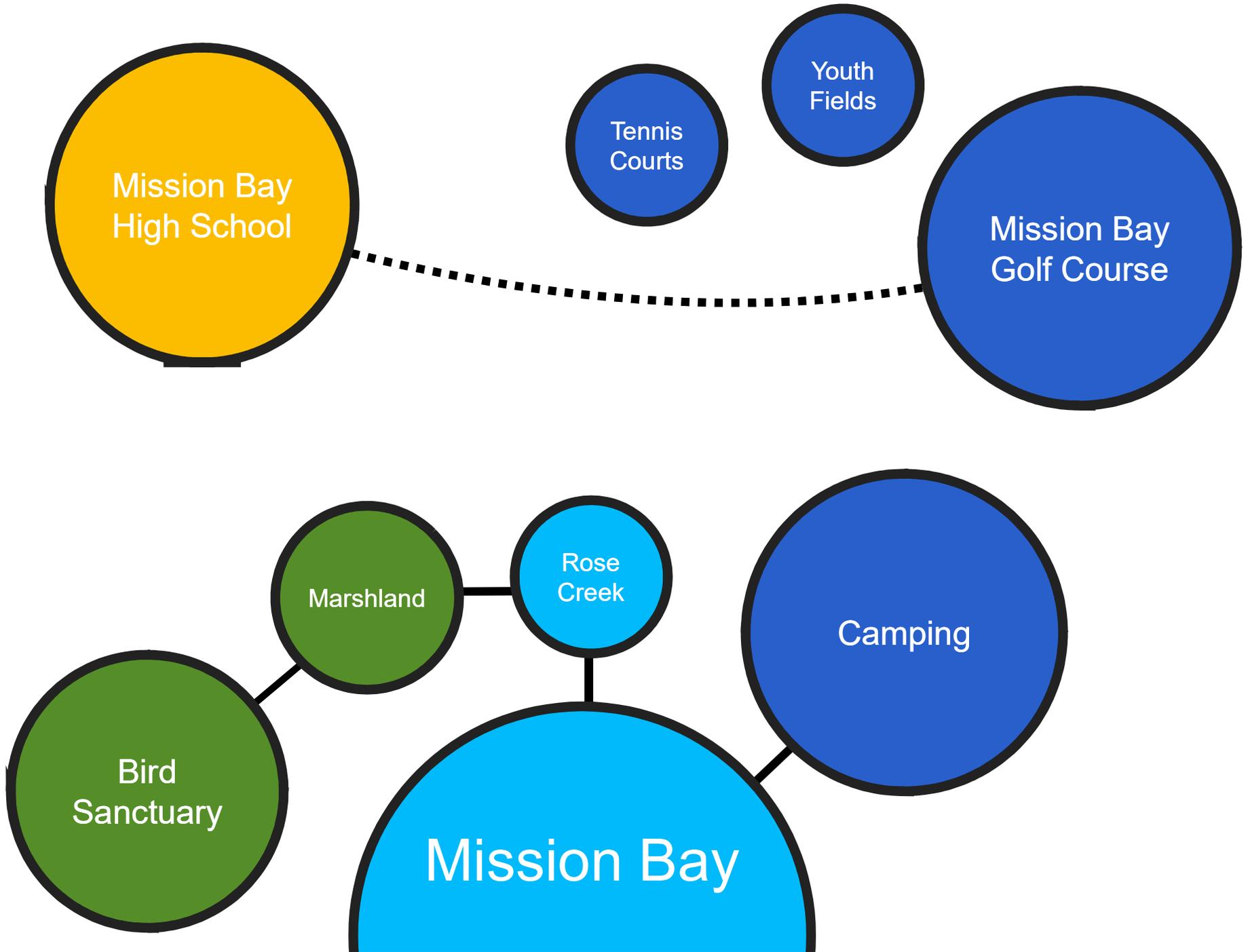
Mission Bay High School

Wildlife Preserve

De Anza Cove Park

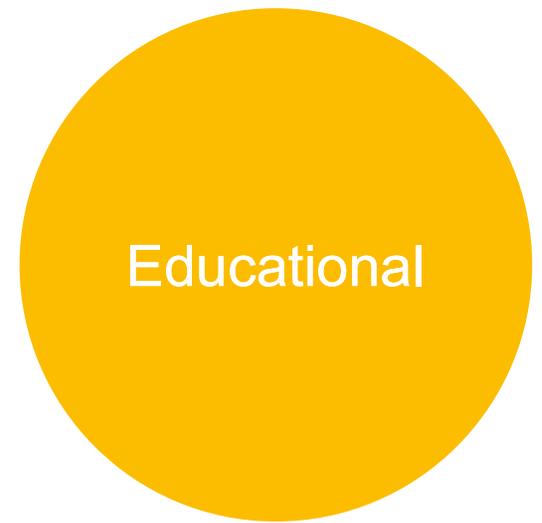
Campland by the Bay

Crown Point Park



Mission Bay Gateway

*Linking and improving the educational,
recreational, and natural environment of
Mission Bay*



A BALANCED PLAN

TODAY



GRAND AVE

M.B.H.S.

ROSE CREEK

MISSION BAY DR

Mission Bay Golf Course

N. MISSION BAY DR

PACIFIC BEACH DR.

Mike Golch Memorial Bridge

CAMPLAND

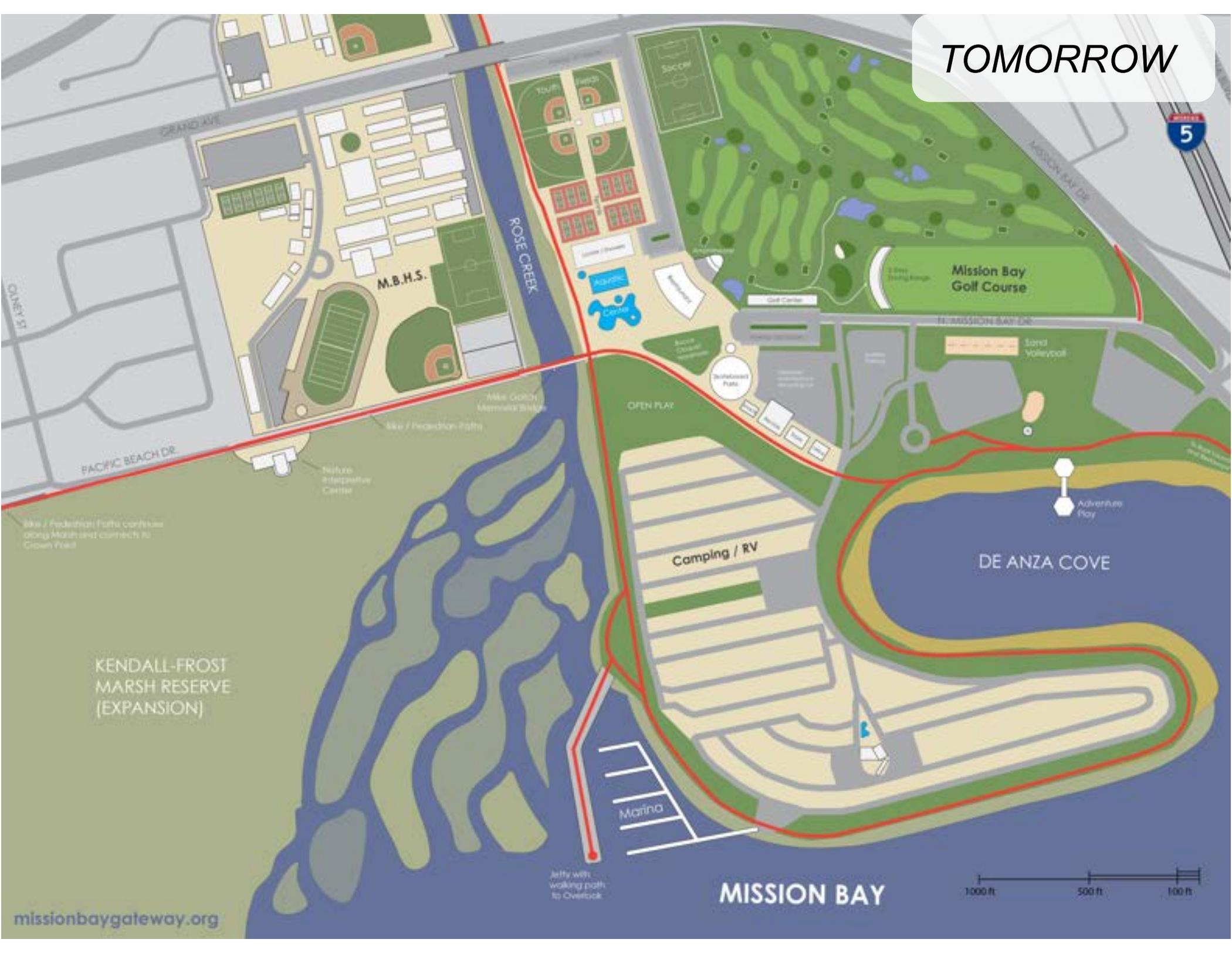
DE ANZA Trailer Park

DE ANZA COVE

KENDALL-FROST MARSH RESERVE

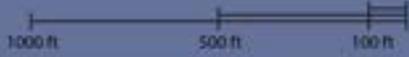
MISSION BAY

TOMORROW



KENDALL-FROST MARSH RESERVE (EXPANSION)

MISSION BAY



Jetty with walking path to Overlook

Bike / Pedestrian Paths continue along Marsh and connects to Crown Point

M.B.H.S.

Mission Bay Golf Course

Camping / RV

DE ANZA COVE

OPEN PLAY

Adventure Play

Sand Volleyball

ROSE CREEK

GRAND AVE

PACIFIC BEACH DR

MISSION BAY DR

N. MISSION BAY DR

Mike Gorch Memorial Block

Bike / Pedestrian Paths

Nature Interpretive Center

Marina

Soccer

Tennis

Baseball

Adaptive Center

De Anza Plaza

Adventure Play

2022 De Anza
Natural



Mission Bay
High School

Former Campland
Site

De Anza
Cove



Active
Recreation

Joint
Use

Camping / RV
Camping

Mission Bay
Golf Course

DE ANZA COVE

KENDALL-FROST
MARSH RESERVE
(EXPANSION)



Expanding Marshland



Wildlife Habitat

“Fencing also prevents access to the reserve”
There has to be a better way.





Nature Behind 8 foot Barbed Wire Fence



Some say there will be public access to the expanded marshland

There is no evidence of that



Raised Bike/Walking Path over Marsh



Water Quality



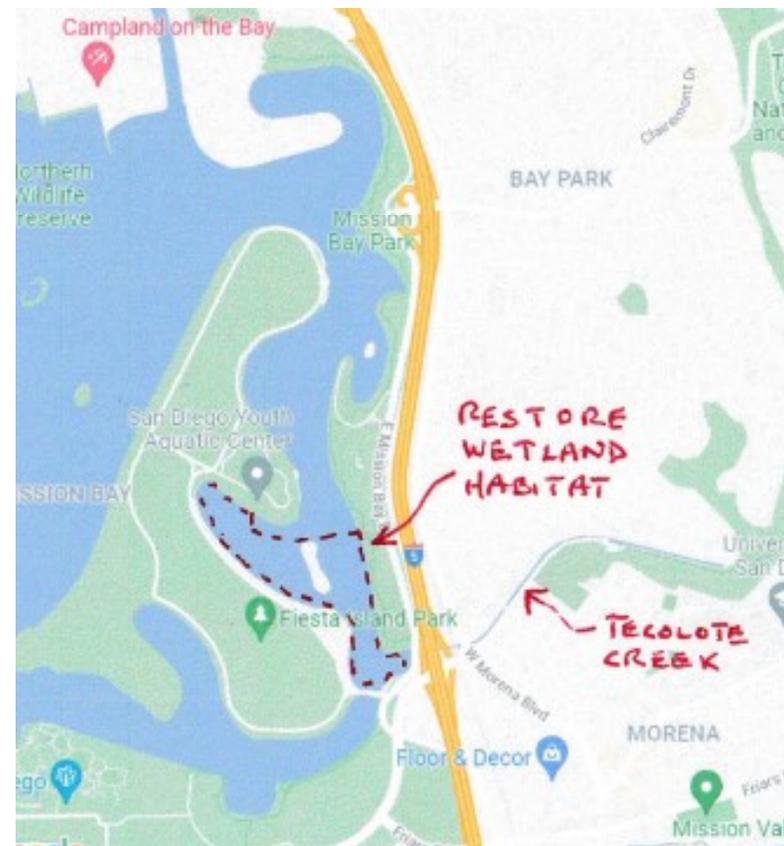
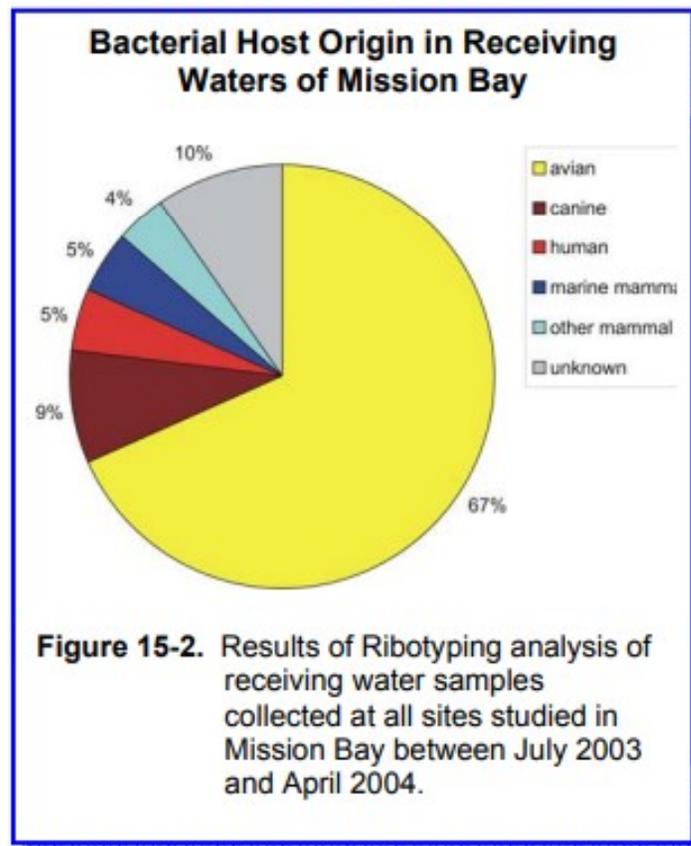
Expanded Marshland can act as a natural filter on the Rose Creek Watershed improving Mission Bay Water quality.

However the **#1** source of bacterial pollution in the bay is Bird Poop

Capture basins upstream may provide the best treatment opportunity

Sources of Pollution

Another Marsh Opportunity



Recreational

- Aquatic Center
- Parkland
- Bike Walking Paths
- Youth Fields
- Tennis Facilities
- Camping
- Golf Course
- Skate Park
- Amphitheater
- Marina
- Concessions



Aquatic Center ^{NEW}

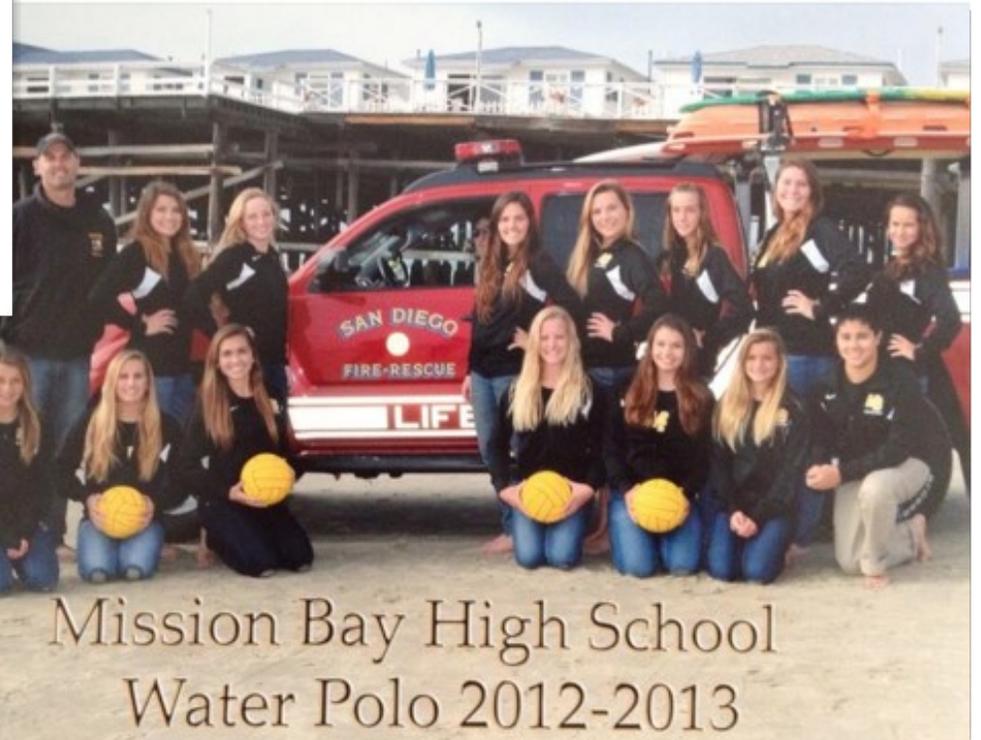
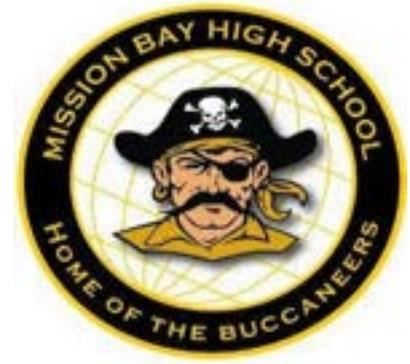
A great place for local families to enjoy



San Diego has over
25 public pools but
none in this area

Aquatic Center ^{NEW}

A home pool for Mission Bay High School Aquatics!



Mission Bay High School
Water Polo 2012-2013

Park / Recreation Space



Biking/Walking Trails





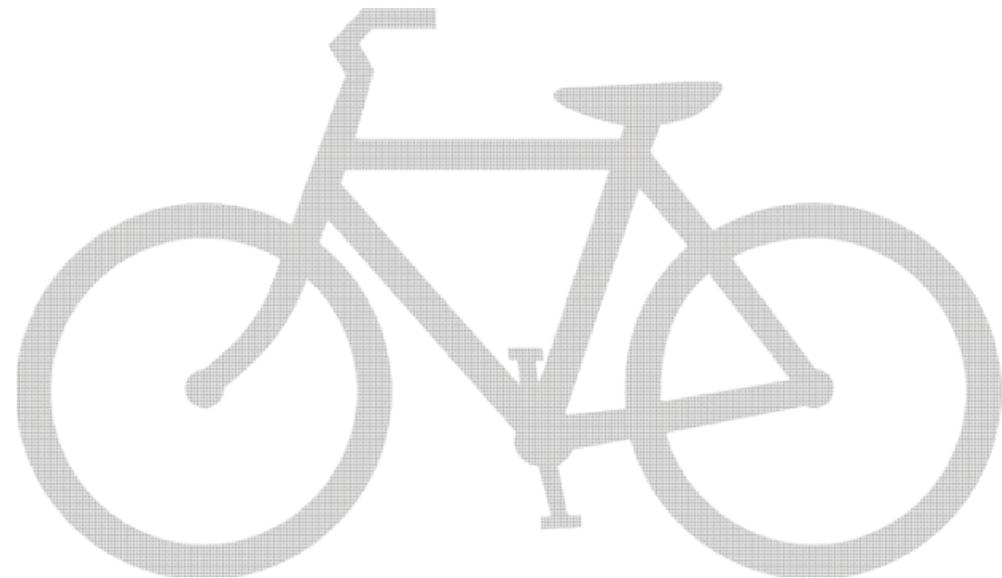
Bike Paths

Connecting Communities

Connect De Anza Cove Park and Crown Point Park

Enhance and connect the Rose Creek Bike Trails with the Mission Bay Park Bike Trails

Create Easier Bike Access to Mission Bay / Pacific Beach from North Claremont, UCSD and University City



“Fencing also prevents access to the reserve”

There has to be a better way.



A Path Around the Park Should Stay Within the Park

Camping

50+%

of Campland Visitors are San Diego locals

Camping is an inexpensive alternative to local hotels



Even More...

Improvements to Youth Fields

Improvements to Golf Course

Restaurant and Amphitheater

Skate Park

Rentals and Concessions



Educational

MBHS

Nature Center



1000 ft 500 ft 100 ft

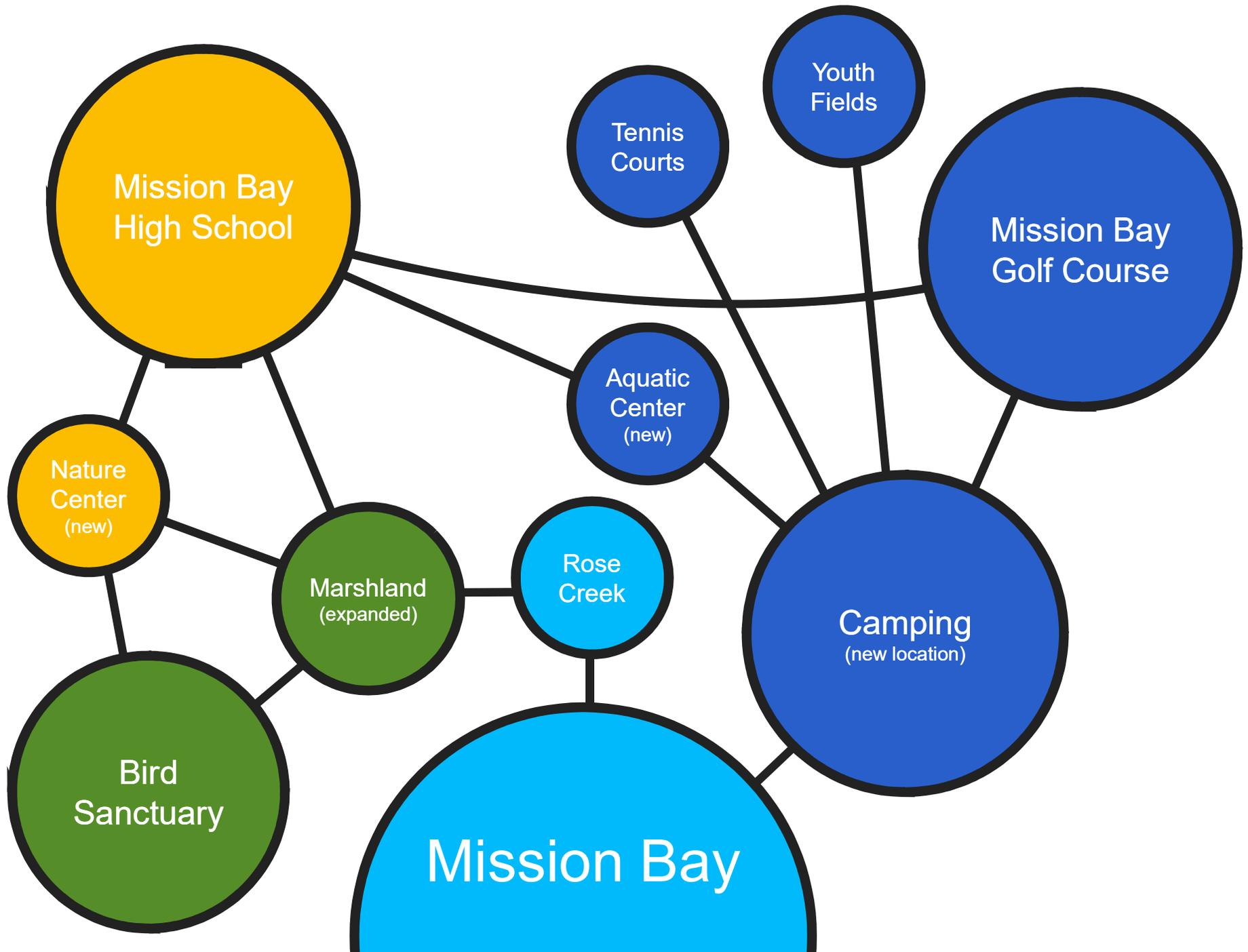
MISSION BAY

Nature Interpretive Center ^{NEW}

Connecting the community with our local environmental treasures



TOMORROW



Project Funding

Who will pay for all of this?

1. The funding necessary to develop and enhance the new and existing recreational facilities
2. The funding necessary to create expanded marshlands and a recreated natural and healthy Rose Creek.



Project Funding

Who will pay for all of this?



1. Likely that the cost of facilities can be totally offset with no need for additional public funds.
2. The funding necessary to create expanded marshlands and a recreated natural and healthy Rose Creek?

The cost of creating marshland that is site balanced is currently about \$450k per acre.

About 180 acres x \$450k = \$81ml.

If material must be moved offsite the cost and the environmental impact will skyrocket.

Press



Mission Bay Gateway Project has big vision - The Daily Transcript

By David L. Coddon,

Wednesday, August 28, 2013

An idea 10 years in the making may be gaining traction: a sweeping redesign of the parkland surrounding one of San Diego's most popular recreational destinations, Mission Bay.

The Mission Gateway Project is the brainchild of Scott Chipman, a Pacific Beach resident who is also a member of the P.B. Planning Group and the P.B. Town Council. In spite of the still-recovering economy and a sticky situation with residents of the De Anza Mobile Home Park whose leases expired in 2003, Chipman is rallying support for his vision of Mission Bay in and out of City Hall.

Chipman calls the joint-use Mission Bay Gateway Project "an opportunity in terms of treating this whole corner of Mission Bay as one environmental, recreational and educational facility." The land is state-owned, and the city of San Diego is its custodian.

It includes Rose Creek, the marshland around the bay and its adjoining bird sanctuary, Mission Bay High School, the De Anza and Campland On The Bay sites, and recreational facilities like ball fields, the P.B. Tennis Club and the Mission Bay Golf Course. Among other things, the Gateway project envisions a nature interpretive center, three new miles of biking

POLITICS & CIVIC ENGAGEMENT

FOR YOUR CONSIDERATION

A better Mission Bay

Removing the De Anza Cove mobile home park could open the way for wetlands restoration, and recreational facilities for residents, students and campers.

By Halley Persinger

Scott Chipman does not consider himself a patient person. "Persistence" is more like it.

It's also the word he uses to describe the efforts he has made during the past three years to create and implement a plan to turn part of Mission Bay into an environmental, educational and recreational joint-use project.

Chipman needs persistence, given the history of Mission Bay and one of its quirkiest features: a mobile home park on De Anza Cove. The park's lease with the city ended years ago, but residents have

filed legal challenges that have allowed them to remain.

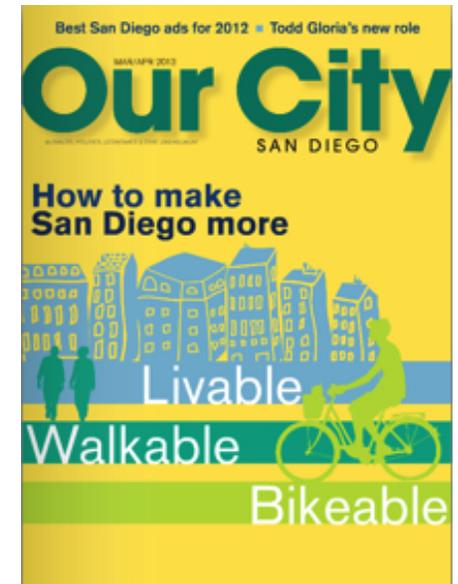
Chipman, a Pacific Beach resident who is on the neighborhood planning commission, wants to use that land for part of his Mission Bay Gateway Project. That plan would affect Mission Bay High School, Mission Bay Golf Course, Campland on the Bay (a privately run campground that leases the site from the city), Rose Creek and the Kendall-Frost Mission Bay Reserve.

The concept is to move Campland on the Bay from the west side of Rose Creek to De Anza Cove, on the east side.

Most of the land that makes up Campland

22 Our City San Diego | Mar/Apr 2013

23 Our City San Diego | Mar/Apr 2013





Youth Fields

Tennis Courts

MB Golf Course

Mission Bay High School

New Marsh

Wildlife Preserve

De Anza Cove Park

New Marsh

Crown Point Park

Some Common Elements & Themes Between MBG and De Anza Natural (DAN)

- DAN – “envisions a balanced land use plan that serves the local and regional recreation needs ...while preserving natural resources.”
- “a variety of recreational uses as well as visitor accommodations”
- “recognize the history . . . of the . . . Kumeyaay people
- “provide waterfront trail, viewing areas and other passive recreational features” (without chain link and razor wire?)
- “a . . . pool, changing facilities/locker rooms”
- “surface parking and access drives”
- “food services/concessions”
- “access to the multi-use bike/path”

Some Common Elements & Themes Between MBG and De Anza Natural (DAN) (Continued)

- DAN – “would include passive, open green area and program elements such as sand volleyball, ...adventure play . . .
- “a nature-based ranger station or other interpretive area.”
- “Three existing parking lots would provide access to the guest housing lease area, the open beach area and regional parkland areas.”

Current Recreational Use/Hrs Per Year:

Activity	Description	Hours
Golf	100,000 Rounds	800,000
Driving Range	400,000	400,000
Soccer – Spring	344 Players	4,128
Fall	688 Players	17,250
All-Star		1,000
Baseball – Boys	135 Players 48 weeks 5 hrs/wk	777,600
Softball - Girls	45 Players 48 weeks 5 hrs/wk	259,200
Tennis	70 hrs/6 courts 52 weeks	65,520
Pickle Ball	16 hrs/8 courts 52 weeks	26,624
	Total Hrs	2,351,322

Approximately 2.5 million recreational hours in established venues. Maybe that many or more hours in casual use such as playgrounds, picnicking, walking, skating, jogging, impromptu lawn games such as volleyball, Frisbee, catch, etc. None of that use should be reduced.

With an increase of about 4,000 dwelling units we can expect this area of the Mission Bay Corridor to have an increase in population of about 10,000 people. The De Anza area of Mission Bay is going to be needed as their community recreation area.

Land Use

The Specific Plan envisions a thriving, mixed-use urban environment that provides multiple opportunities for living and working near the Balboa Avenue Transit Station. The proposed land uses are depicted on the map below.



Mission Bay Gateway (MBG) Guiding Principles for the Final project:

- The project should be a balance of recreational, educational, and environmental needs.
- The project should include and improve all appropriate existing uses. No use should be eliminated or dramatically reduced.
- The project should be beneficial to the community, regional and local visitors and the environment.
- The project should include new facilities currently missing in Mission Bay Park and the community.

Guiding Principles (cont.)

- The project facilities should be public and joint use to benefit the most people and provide for the most use.
- The project should enhance and coordinate with the surrounding properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Kendall/Frost wetlands, relationships to Mission Bay High School, pedestrian paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.
- Utilize existing infrastructure to minimize construction costs and environmental impacts.

Public Support



Joe LaCava Community Forum

150 Residents Urge Protecting and Expanding Recreation



Mission Bay Park Committee

450+ Citizens Urge Protecting and Expanding Recreation



San Diego Park & Recreation Board Meeting

Attendees Urge Protecting and Expanding Recreation. Board Rejects City Plan



How do you mitigate the loss of:

- Beach Access
- Park/Recreation Areas
- Water Recreation Acreage
- 125 slip Marina
- 50% Reduction in low cost waterfront accommodations



missionbaygateway.org



facebook.com/MissionBayGateway



scott@chipman.info

619 990 7480



November 30, 2023

City of San Diego Planning Commission
1222 First Avenue, MS 501
San Diego, CA 92101

Dear Commissioners,

The Environmental Center of San Diego is dedicated to the enhancement and protection of the natural environment throughout San Diego. We are in opposition to De Anza Natural for several reasons, three of which I will outline here.

First is the lack of specificity in the plan. While some of the revenue producing leaseholds are well defined, most of the other elements of the plan, ballfields, tennis courts, golf course, boat and ski club are left to the imagination. Even public parking is not shown in the plan. How do we know it will be there if it is not shown in the plan?

Secondly, we are skeptical of the city's plan to restore salt marsh at the eastern shore of De Anza Cove. They provide no biologic or hydrologic analysis to show that salt marsh will thrive here. The plan shows no details of the channel through the RV park, but to reliably deliver fresh water to the marsh on the east shore, this channel would need constant monitoring and ongoing maintenance. We don't think the city is willing or able to do that and we don't think that this is a viable plan for salt marsh restoration in De Anza Cove.

Thirdly, we believe that the lease of De Anza Point for an RV park is contrary to state law, including Chapter 2139 of the statutes of 1963 and the Kapiloff bill, AB447 of 1983 which required De Anza Point to be designated as park and shoreline uses by 2003. Yet, the city has continued to lease the area to a commercial business with a proven track record of illegally blocking public access. The De Anza Natural Plan lacks adequate safeguards to ensure public access, especially given this history.

The ad hoc committee, formed specifically to study this plan, held a series of open meetings and made every effort to hear every opinion and all information concerning De Anza. They voted against the plan, and we hope that the Planning Commission will do the same.

Sincerely

George Heatherington, Chair
Board Of Directors
Environmental Center of San Diego

ENVIRONMENTAL CENTER OF SAN DIEGO
CONTACTECOSD@GMAIL.COM
805-835-1833



December 4, 2023

City of San Diego Planning Commission
City Administration Building, 12th Floor
202 C Street, San Diego, California 92101

Subject: Feedback on De Anza Natural Plan and Mission Bay Park Master Plan Amendment

Dear Planning Commissioners,

On behalf of Mid-City CAN, we are writing to express support for the De Anza Natural plan for the future of Northeast Mission Bay Park. We believe this plan presents a balanced, positive way forward for affordable waterfront camping, recreation and environmental stewardship.

Mid-City CAN is comprised of residents who care about making a lasting impact on our community, so the people of City Heights who live here have a say in the policies that impact our neighborhoods. Our mission is to create a safe, productive, and healthy community through collaboration, advocacy and organizing. As part of this mission, we have a Youth Council to inspire and prepare future leaders to build power and take a more active role in their communities.

Today, too many families throughout San Diego County have inequitable access to our beautiful coastline. Access to affordable coastal accommodations and free camping programs, like those provided at Campland on the Bay, help promote more equitable access to these natural treasures. Earlier this year, Mid-City CAN's Youth Council held an [overnight camping retreat at Campland on the Bay](#) and we are very much looking forward to doing so again next year. Exposing our youth to outdoor experiences like camping along our coastline isn't just recreational; it's an investment in their overall wellbeing. It fosters a love for the outdoors, teaches valuable life skills, and promotes mental and physical health. The coast belongs to all of us, and everyone deserves this opportunity.

Sustainability is another cornerstone of our support for the De Anza Natural Plan. The De Anza Natural Plan does a good job of balancing wetlands restoration with waterfront camping and recreation, which are low-impact, environmentally friendly uses compatible with the natural surroundings. Camping in natural settings introduces many to the importance of conservation and these experiences instill a sense of responsibility towards our environment, encouraging our youth to become future stewards of our coastal areas. While City Heights is inland of the coast, our frontline community experiences the negative impacts of climate disruption every day. We appreciate the care the City of San Diego has placed on elevated environmental protections in the proposed De Anza Natural Plan.

While the De Anza Natural Plan would reduce campsites, it is a balanced vision for an accessible and sustainable coastal experience. We look forward to the City's consideration of this plan with an eye toward a balanced and thriving future for Mission Bay.

Sincerely,

Diana Ross
Executive Director, Mid-City CAN

CITY OF SAN DIEGO PARKS AND RECREATION BOARD
DE ANZA AD HOC SUB COMMITTEE 2023
CHAIR’S REPORT OF MEETING

(Unbiased documentation to the best of my ability of the facts and interests heard from stakeholders. Some interested parties, such as general park visitors did not have single representation and thus did not present.)

Marcella Bothwell, MD, MBA
Chair, De Anza Subcommittee

CITY OF SAN DIEGO DE ANZA NATURAL	PAGE 2
ENVIRONMENTAL IMPACT	PAGE 4
RECREATION	PAGE 9
LOW-COST VISITOR ACCOMMODATION	PAGE 15
COMMUNITY IMPACT	PAGE 17
CHAIR’S QUESTIONS AND REFERENCES	PAGE 20
SUB COMMITTEE’S RECOMMENDATION	Page 25

CITY OF SAN DIEGO PLANNING DEPARTMENT PLAN
 Kelley Stanco, Deputy Director and Scott Sandel, Park Designer,
 City of San Diego Planning Department
 May 23, 2023

August 31 Critical Deadline to the Planning Commission required by SEP prior to October 2023
 Council Committee and then full City Council



- Active Recreation: Facilities identified as suitable for this area include ball fields, lighted tennis courts, a clubhouse facility (shared among recreation users), restrooms/concessions buildings, a ranger station facility, golf facilities , and other sports/recreation facilities that may be proposed as part of a General Development Plan (GDP). De Anza Natural is currently home to community-serving public recreation facilities such as the Bob McEvoy Youth Fields, Tennis Club, and Mission Bay Golf Course and Practice Center. De Anza Natural envisions maintaining or enhancing these facilities as part of a future GDP process that implements community-identified recreation needs. The City will work with the community-serving public recreation facility operators to plan for the future of the facilities and will design and phase 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. As part of the GDP process, a portion of West Mission Bay Drive may be realigned and a portion may be reduced to maintenance/emergency vehicles, bicycles, and pedestrians only, as depicted on Figures 14a and 14b. Included within the active recreation land use area are water quality improvements and associated multi-modal circulation and parking for the above-referenced uses. As part of an improved pedestrian/bike path along Grand

ENVIRONMENTAL IMPACT

Audubon Society – May 23, 2023

Andrew Meyer

77 members are in Re-wild coalition

Feasibility study: Wildest Plan

Northeast corner memory of bay and fresh water coming in from Rose Creek which cannot be done in other parts of the Bay

Some bird species only survive in Kendall Frost habitat: Ex Ridgeway's rails

Over 30 years ago: MBP Master Plan calls for restored wetlands.

Water Quality

Blue water task force: 58% at Campland collection site meet water quality standards

Resiliency

Storm surge from sea level rise – figure 7

Wet land is designed to flood

Good investment of public dollars

King Tides – example of sea level rise and habitat migration

Carbon sequestration

Wetlands are better than trees – figure 5 salt marshes efficiency

Help City's Climate Action Plan to go to negative emissions

Climate Action Plan (CAP) in Mission Bay

2030 target: 350 acres of salt marsh

2035 target: 700 acres of salt marsh

Public Access:

Campland has "poor public access" as organized now

Lessee has been fined for public access problems

Indigenous ocean culture:

Kumeyaay photos of 22 boats launched in 2020

Harvesting and use of tule craft canoes made of tule reeds

<https://wildcoast.org/californias-indigenous-ocean-culture/>

Change in recreational value:

Restored human connection to wildlife habitats

Coalition: Ecotourism good economic investment

Legacy:

3 billion birds poorer than grandparents were 50 years ago

Question / Response section

Wetlands should be restored somewhere else?

Tecolote would have to restore “wholesale” because current 40-acre marsh with soil plants and animals is already there. Tecolote creek only runs 2 months out of the year. Get a feasibility study to prove you can do it somewhere else

Sea level planning is just a waste of time?

Find feasibility study to say we don’t have to plan and not a good use of public dollars

Bird poop is ruining the bay?

Find feasibility study that this is happening. 20 years ago, the City was overwatering turf grass areas and was the cause in that report

There is a lot of valuable habitat at Campland?

Parking lot and trees cannot sustain species which are MSCP and endangered species which live in tidal wetlands

Water quality won’t improve?

Audubon has feasibility study that shows wetlands will improve water quality

UCSD Kendall Frost Marsh Wetland Habitat – June 13, 2023

Heather Henter, Executive Director of UCSD Natural Reserve System

41 ecological reserves owned and managed by UC for: Education, research, and public service

Kendall Frost Reserve (UC property) – pristine not restored and

City of San Diego Northern Wildlife Reserve Wetland Habitat (Robin Strigly / Stribley) – restored about 10 acres and fenced as well

1930’s: 4000 acres of wetlands before WW2 when dredging began

Land donated by Kendall Frost family to UC

Coastal wetland – covered with saltwater part of the time and air part of the time

Unusual environment for organisms

Important to humans: “superpowers”- Worth close to \$3 million / annually (2,847,100)
<https://wetlandsworth.org>

Clean water - filter microbes, nitrogen from urban watershed

Sequester carbon

Scott Chipman’s numbers

40 acres = 7 houses.

Houses 12,000 lbs / house/ year

1-acre wetlands / 2000 lbs carbon / year

Porous like a sponge – reduce flood risks

Nurseries for fish

Why the fence?

KF is small at 40 acres impacted by surrounding development, pollution, humans

Keep predators out

Ridgeways rail (endangered species)

Trash dumping

Set aside for education, research and public service with expensive equipment
which could get interfered with or stolen

Open to public

Legitimate use: go to visitor reserve to schedule

Outreach events to the public including K-12 students

“Wonderful wetlands” Saturdays 2nd and 4th of month

Love Your Wetlands Day – first Saturday of February

KF Field Station at Crown Point and PB Drive

Public Questions/ Answers:

With more marshland than the KF marsh protects with “edge effect”

Reconnect with Rose creek for fresh water and sediment is nourishment for Cord
Grass. Cord Grass feeds birds

Tecolote creek only runs 2 months out of the year thus would not benefit
wetlands consistently

Rose Creek is part of Storm Water system and managed by Storm Water Dept

Deferred question on fence in wetlands area and if compatible with ballfield
area? City is focused on public access in City’s jurisdiction

No plans for physical structures to abate sea level rise

Public access up to “high water mark” noted with buoys

UCSD is trustee agency and has carve out in CEQA to protect endangered species

Native American Non-Profit – June 27, 2023

Rebecca Loveless, Renaissance Inc

Brandon Linton, Kumeyaay: Ewiiapaayp, Cultural Resource Management

Pre 1950's thriving wetland, diversification, remnants of Kumeyaay all over SD County

Sustainably managed for hundreds of years, understand how the watersheds reached the ocean

Goal:

Access to our lands/ homeland by rehabilitation the lands and present day "community" being with family, understanding where you come from was done around the wetlands

Actively manage the environment and allow community access

Ecotourism and historic tourism

Questions / Answers:

Working with UCSD and Audubon societies to get Kumeyaay – share historic management practices and teach young people how to use resources for cultural purposes and recreation i.e. Tule boats to launch into the bay.

Has City talked about signage and learning about the Kumeyaay? – consultation with some of the "bands of Kumeyaay" – no unified City effort

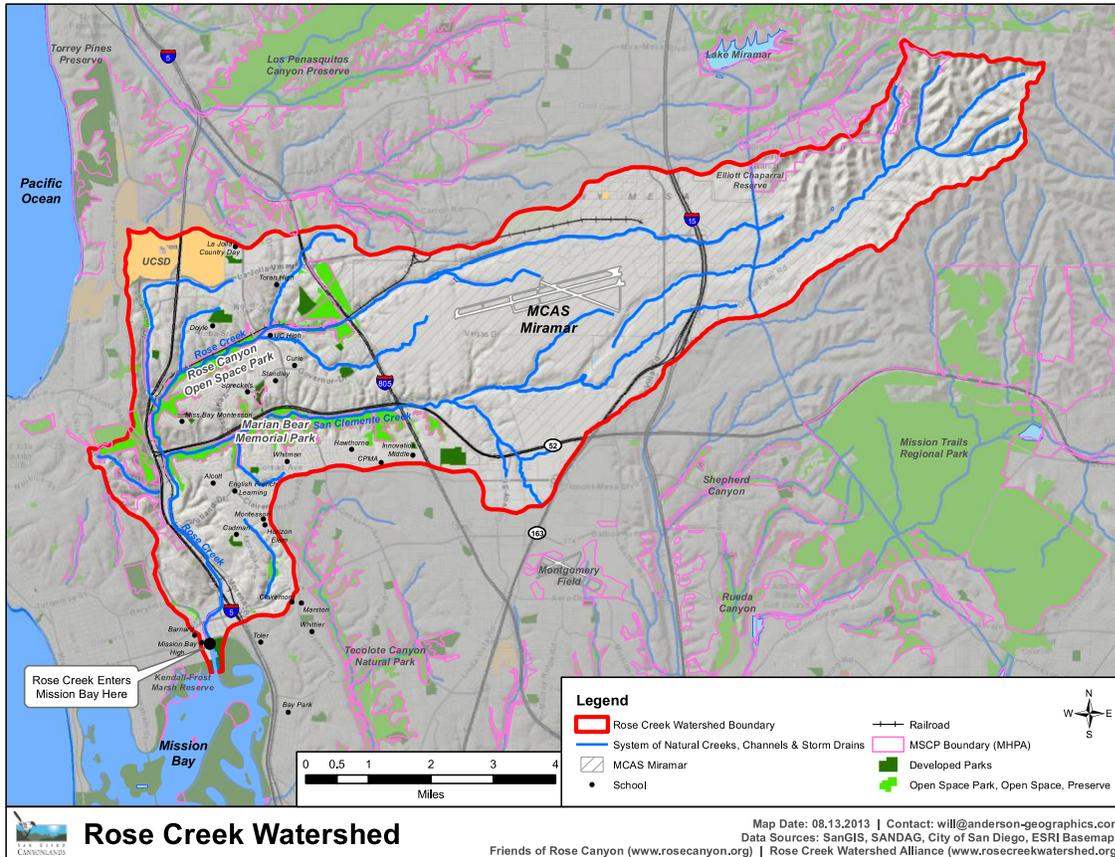
Kumeyaay tribal members are divided into 12 separate bands - Barona, Campo, Ewiiapaayp, Inaja-Cosmit, Jamul, LaPosta, Manzanita, Mesa Grande, San Pasqual, Santa Ysabel, Sycuan and Viejas

Friends Of Rose Canyon – June 27, 2023

Debora Knight, Executive Director

Focus middle part of the watershed through University City
Supports wetlands increasing for water quality improvement
Supports the "wildest option" of the Audubon society

Watershed Map



Questions / Answers:

Why improve end point of the canyon watershed and not at military base and city dump?

Small wetland that the utilities manage near Miramar

Flash flows after storms – incises creek bed and water is cut off from its natural flood plain – need major bulldozing to broaden flood plain. The amount of restoration would be “enormous” and would have to reconnect the creek bed to its natural flood plain. The 805 narrowed MCS Miramar bridge – used to be much broader valley and watershed impacted. Would require \$millions to restore. City doesn’t do habitat restoration.

Artificial pollution mitigation attempts?

Not that I know of. RWQCB requires storm water capture but only in new redevelopment requirements to release stormwater more slowly

Small amount of cleaning but no filtration
Highways and development not developed to capture stormwater

RECREATION

Mission Bay Youth Fields Association - June 13, 2023

Billy Bonelli, Director

Bob McEvoy Fields / City of San Diego Building Inspector started Youth sports at MB -

Physical Asset:

4 fields arranged in circle

Field #1, 8–12-year-olds. 46/60, 50/70 (feet)

Field #2, 11–18-year-olds. 50/70, 54/80, 60/90 (feet)

Field #3, 5-adults, softball with lights

Field #4, 4–8-year-olds, 46/60 (feet)

Buffer Zone Impact Area

Field 2: large baseball

Field 3 with lights only field: Softball is totally impacted

Soccer: 6 fields in outfields and will lose 4 fields with buffer impact zone

Fields are public park in use all day. Maintained and permitted by MBYFA.

Recreation Council does not program fields. Other locations: limited park fields and only joint use facilities are available and are expensive, no Joint Use Agreement with MBHS

People effected:

Mission Bay Youth Field Association: MB Youth Baseball, Pacific Youth Soccer League, Coastal Bay Softball for mentoring and coaching; 1000 kids per every 6 months

Reginal: Clairemont, Mira Mesa, etc and outside of City in Chula Vista
Senior Baseball

Joe Malendez: military community in SD needs resource for families during deployment, families are disconnected physically from their own immediate families, Military resources but not a group youth active recreation
2000 military homes / families with kids in 92109

Julia Sullivan: Coastal Bay Girls Softball
Volunteer and mentor

Justin Weber: Pacific Youth Soccer League
1500 kids this year, from all over the City
150 Kids last week to be certified to be referees, get employment
Adult opportunities – volunteer coaching and mentoring
Lowest cost option in SD County

Tom, Mission Bay Youth Baseball
Family forward opportunities

Kevin Hellman: San Diego Softball (Adult) since 1987
750-1000 adults per season (3 seasons per year) – Monday through Thursday
Co-ed only one within 15 miles
PB rec, Sierra Mesa, and Cabrillo, don't use Presido

Priorities for future:

Year around service
SUP to perform maintenance to make it safer
Bathroom currently not adequate

Pacific Beach Tennis Club – June 13, 2023

Jim Irwin, Board PB Tennis Club

Physical Asset:

8 well-lit and maintained tennis courts with 2 co-lined for Pickleball and small clubhouse

People effected:

500+ family memberships with increasing membership
4 USTA tournaments per year
Junior Tennis camps and clinics

Priorities for future:

No interruption in play, retain SUP
Retaining physical tennis / pickleball courts and even increase to 12 courts
New restroom facilities
Build new clubhouse and storage facilities

Municipal Golf Committee – June 27, 2023

Kurt Carlson And Guests

Asset:

18-hole lighted course – 2700 yards or 46 acres with 4 par-4 holes
40 driving stations
5000 square ft clubhouse and pro shop

People affected: 80% usage from City of SD

All inclusive: seniors, youth and practice facility = 150K people annually

Junior Golf: summer camps, instruction, practice facilities, 20 different high schools – over 400 HS players, City Golf Conference = most socioeconomic diverse, Pro-kids: \$10.50 / month produces pipeline of kids to play golf

Ernie Wright, SD Charger and founder of Pro-Kids, “ getting kids off the streets and into the fairways.”

Senior Golf

Women’s Golf

Foot and Frisbee – disc golf

South African non-profit

Habitat for wildlife

Migrating birds, environmental sustainability with drought tolerant turf grass, sea level rise – 3 ft above current bay

CAP – going all electric

SDWQB says recreation in De Anza is expendable and needs to be wetlands

Revenue

If the MBGC was reduced or turned into general parkland, the use of the 46 acres for parkland would increase or revert to the City’s General Fund expenses by over \$15k per acre or almost \$700k annually.

The \$13.6 million investment in the current Mission Bay Clubhouse and infrastructure improvements comes directly from green fees and managed by the City's Golf Division. This is NOT public money.

75K rounds is target for Golf Course to remain revenue neutral

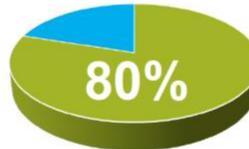
Mission Bay Golf Course Data

TOTAL ROUNDS – Target Goal is 75,000 **

- FY 2023 – 85,583 ~ 114% of goal ***
- FY 2022 – 92,664 ~ 123% of goal
- FY 2021 – 102,025 ~ 136% of goal
- FY 2020 – 60,918 ~ 81% of goal **
- FY 2019 – 66,404 ~ 88% of goal

DRIVING RANGE SALES *

- FY 2023 – 74,195 buckets = **\$983,520** ***
- FY 2022 – 79,392 buckets = **\$1,020,608**
- FY 2021 – 91,879 buckets = **\$1,153,171**
- FY 2020 = \$548,217 **
- FY 2019 = \$536,712



usage is from City of San Diego residents

* This is over 6,000 people each month, 200 people per day, who visit MBGC to use the driving range.

** Course closures in 2020, 2022-2023 due to pandemic and construction.

*** FY 2023 includes Rounds through 5/31/23 and projection for remainder of Fiscal Year Night Golf at MBGC has been suspended since 1/11/23 due to lighting issues and construction.



Mission Bay Golf Course Data

REVENUE & EXPENSE

Year	Revenue	Expense	Net
FY 2023	\$3,591,374	\$2,700,553	\$890,822 *
FY 2022	\$3,634,628	\$2,499,310	\$1,135,318
FY 2021	\$3,960,291	\$2,698,654	\$1,261,637
FY 2020	\$2,202,079.06	\$2,741,488.33	-\$539,409
FY 2019	\$2,109,839.23	\$2,537,535.47	-\$427,696

TRANSFERS TO GENERAL FUND

Year	Land Use Fee **	GGSB ***	Total
FY 2023	\$475,145	\$213,590	\$688,735
FY 2022	\$290,619	\$214,466	\$505,085
FY 2021	\$301,082	\$218,503	\$519,585



* FY 2023 includes Revenue and Expense Actuals through 5/31/23 and projection for remainder of Fiscal Year

** Land Use Fee to City's General Fund = 9.9% of gross revenues from prior year actuals + Flat fee of \$1,806 per acre = \$83,076 (MBGC)

*** General Government Services Billing. Includes support from centralized City Departments; Personnel, Human Resources, Purchasing and Contracting, City Treasurer, etc.



Questions / Answers:

Stance on De Anza Natural: the added 6 acres leave no room to have recreation fields and current golf course. Buffer zone creates impossible controversy between recreation and golf

Letter available to City about PEIR

Bike path: no room for traditional 12ft bike path – will not work

Mission Bay Boat And Ski Club - Steele Young – June 13, 2023

Began in 1940 and relocated to De Anza site in 1960

Discussed historic snapshot of the Boat and Ski Club

Trifecta: Affordable, Family, Fun

All volunteers club

Rose Creek boat ramp / dock not usable due to no dredging beginning 20 years ago

1963 Blind ski club

1965 Official opening and good standing with City

2023 Revenue

Increasing to about \$1 million per year

Due: underserved services and affordability

Dues 80\$ / month. 340 families

Events: Indoor and outdoor space

SD Unified – no charge

Weddings / funerals - no charge

Other: \$400-600

Programs:

SDSU / UCSD

Civil engineering students – concrete canoe teams

Storage and training

Blind Ski Club

Scott Acin - 60 years

Acuna Koa Canoe / Outrigger Club

Laura's poem

Land use: Jim Wayland

EIR comment and fails to recognize all the activities that the club does
Inconsistent with the MB Master Plan
Keep club open until able to move

Questions:

South Shores toxic waste dump – 106 acres need maybe \$30 million if \$300 million needed for wetlands restoration

Navigation channel – water ski channel becomes very narrow- will provide map for record

Leasehold is month to month since 2015, increasing cash reserves but in limbo with possible move i.e., roof (40,000). New standard per sq ft rate about 17184\$/per month and property tax payment

LOW-COST VISITOR ACCOMODATIONS

Campland on the Bay (1954 / 1969) – June 13, 2023

Michael Gelfand -

Existing situation

West of Rose Creek: Campland. (578 sites)

East of Rose Creek: Old De Anza mobile home property – with RV section in the middle of it with 260 spaces – still operating and managed by Gelfand’s Terra Vista Management and adding 147 RV spaces due to open July 1, 2023.
407 RV spaces at Mission Bay

Total 407 + 587 = 994 RV spaces between the 2 resorts

Shortage of affordable accommodations in MB

17% SD County

Income to City:

Campland Rent	2,884,827	TOT: 1,024,501
MBRV	1,049,107	TOT: 330,124

Total all to City: \$5,288,559 from current operations

Interim lease with City

\$12 M+ in improvements

Clean-up of 510 old mobile homes – some removed illegally 4 years ago, and we have removed 169 safely with asbestos remediation.

Repairs to bike and walking paths, landscaping, swimming pool

Who affected:

150,000 families / per year

50% people are from San Diego with 80% returning year after year

140 jobs

City Public Outreach under Faulkner

People wanted camping (49%) and recreation (45%), wetlands (19%)

City proposal De Anza Natural

978 campsites to 500 = current RV side already has 260 campsites plus the new 147 campsites opening in July 2023. To make it 500 campsites in the natural plan, there may just be an addition of 93 more/new campsites to make it 500 which utilizes current infrastructure – only things we did to convert is changed electric pedestal for hookup

Wetlands: 80 acres to 225 acres

Beachfront access

Channel problems:

Questions Not Studied in PEIR document:

Recreation and Camping decreased impacts not studied

Hydrology

Carbon Sequestration

Economics – 25% of MB is to be used for commercial purposes

Have all lessees operate in environmentally friendly way which has not been required for lease renewal

Campland recommendations for changes to plan:

Remove set back on east side of Rose Creek – not necessary even for Audubon plan

Channel proposed be eliminated

1982 dredging was supposed to go to Grand Avenue but only went to edge of Boat and Ski Club property. Within 2 years, the silt returned, and the boat launch was unusable. The amount of silt coming down from Rose Creek is “massive” and will fill the proposed channel within 2 years. Where is hydrology study to confirm or deny?

No water quality improvement: Retention time: Gersberg study (sp) retention time in a marsh to remove pollutants

1994 Master plan calls for bladder dams to have retention time

Bird Feces cause problem with water quality

Cost: cost of wetlands 250M and might sequester \$50K per year with a 5000-year payback net of carbon released during construction

MSCP: MB not high priority for wetland construction

Rush: City fine to Regional Water Quality Control Board

Need to expand scope of PEIR to do proper studies to make informed decision

COMMUNITY IMPACT

Pacific Beach Planning Group – June 13, 2023

Steve Pruett

Balboa Area Station Plan

210 acres rezoned entire area including industrial to commercial mixed use to high density- ratified by City Council 2018

1500 residents currently - 4500 housing units = 9-11K people
PB has 42K people total

In BASP Open space / recreation is De Anza Cove and connections created over MB Drive, Garnet Ave, Grand Ave. Sect 4 urban design and no new parks planned

Rose Creek – is storm water channel and cannot become park space

Morena Corridor Specific Plan enacted in 2019

Two trolley stations with transit-oriented housing

Current has 2200 people – up to 16K people with Clairemont drive directly across from MB Park

MCSP says MPB is its park with bridge over I5 at Clairemont Dr.

Pacific Beach Town Council – June 27, 2023

Charlie Nieto, President

Pacific Beach 40, 710 current residents feeling nervous, frustrated, and unheard

De Anza fields and recreation is main source of active recreation in PB

Hartman Military housing – 2000 homes: families with 6-8K children in need of organized recreation especially while on deployment

New population added adjacent to PB

Balboa Area Station Plan adds 9100 residents to directly adjacent area=
21% increase

Morena Corridor Specific Plan adds 13,200 residents

Park Standard: 2.8 acres / 1000 for 22,300 new residents

PBTC supports the increase from 60 to 66 in active recreation but would support more recreation given the population increase. The PBTC also supports wetlands increase west of Rose Creek

Mission Bay Lessees – June 27, 2023

Bill Evans

Appreciation for work of committee
Mission Bay Master Plan – deferred effort on De Anza

Economic Engine for San Diego tourism

MB Park designed as a dedicated revenue stream based on lessees
\$60M to City's General Fund in addition to property tax
35% of revenue goes to Regional parks

MB Revenue

20 million goes to GF, then 2M goes to RPIF, then 65% stays in MB,
35% to Regional Parks

Plan needs detail

Cost for wetlands (Revenue for cost coverage is not in detail)
How to fund?

Water quality studies not addressed
"hope not a good strategy"

Recommendations:

- 1) Viability of proposed wetlands to enhance the water quality – technical study and cost / benefit analysis
- 2) Cost to maintain the marshland
Ex: Periodic dredging
- 3) Hydrology study – heavy rainfall, erosion and waterflows
- 4) Diminished lease revenue impact and impact to other park funding
- 5) New housing and new need for recreation

California Coastal Commission

Requires need for affordable lodging:

Average cost of hotel room in CA which is substantially lower than anything in the City of SD

If build hotel, 25-30% of rooms must be at low rate – only campers are low rate in MB Park

86K in lieu fee paid instead of affordable housing per accommodation/ 285K to build one hotel room. Price point is about half what can charge per room. In lieu funds have not been spent on affording hotel rooms

De Anza Special Study Area

Pueblo lands / State trust tidelands = lent to City by state

Revenue should be spend within lent land

CHAIR'S QUESTIONS – July 6, 2023:

- 1) Main objective should be to improve water quality in Mission Bay for safety of residents and tourists
 - a. Best use feasibility analysis of improved catch basins along watershed vs wetlands filtration or potentially both
 - b. Given the potential move of the Mission Bay Boat and Ski Club to South Shores, feasibility of clean-up of post WWII toxic waste dump

- 2) Hydrology report not done:
 - a. Report to study recurrent intermittent heavy rainfall from the Rose Canyon Watershed (not just the small area where new GDP plan will be in De Anza) on silt migration and the sustainability of Rose Creek, new marshland and De Anza Natural channel between low-cost visitor accommodation island. Account for potential need for future dredging of all these areas and cost.
 - b. Carbon sequestration analysis

- 3) Sea level rise to study resilience of the Mission Bay coastline and managed retreat due to rise.

- 4) Recreation:
 - a. Please explain clearly and succinctly the need for Rose Creek east shore buffer zone and size. If in municipal code, please provide reference.
 - b. Concern raised by golf advocates that with movement of ballfields including soccer uses and tennis courts, there is still not enough room not to disturb golf course in its current state.
 - c. Please explain safety considerations for bike pathway around golf course which is relevant before the GDP
 - d. Please explain future plans for motorized watercraft in De Anza area including safety plan for narrowed area between De Anza and Fiesta Island and the near motorized boat launch.
 - e. Recreational fishing impacts need to be studied
 - f. Please report on types of recreation change i.e. study the potential of ecotourism in the City's new wetlands

- 5) Economic analysis:
 - a. Cost / benefit analysis of revenue loss from Mission Bay lessees verses increase income in Eco-tourism.
 - b. Provide plan for sustainability of the wetland creation and maintenance including potential cost of increased dredging from above hydrology concerns.
 - c. Discuss sustainability of MB Park Improvement Fund and the Regional Park Improvement Fund given new construction and eventual maintenance costs

ANSWERS:

1) Water Quality:

2) Hydrology:

3) 3) Sea Level Rise:

4) Recreation:

a) 143.0141 Development Regulation for Sensitive Biological Resources: (b.5) Impacts to *wetlands* shall be avoided, except where permitted in accordance with Section 143.0141(b)(6). A *wetland buffer* shall be maintained around all *wetlands* as appropriate to protect the functions and values of the *wetlands*. In the Coastal Overlay Zone the applicant shall provide a minimum 100-foot buffer, unless a lesser or greater buffer is warranted as determined through the process described in this section.

5) Economic Impact:

SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD RECOMMENDATIONS:
Letter dated: May 3, 2023

WATER QUALITY:

The Clean Water Act Section 303(d) list of impaired water bodies identifies Mission Bay at the mouth of Rose Creek as being impaired for eutrophication and lead from upstream sources, and Mission Bay at De Anza Cove is listed as impaired for Enterococcus, fecal coliform, and total coliform.

The DPEIR states that “Water quality design features are proposed along the edges of active recreational areas. Proposed water quality detention basins would be of differing sizes and would capture and treat stormwater before flowing into Mission Bay. New water quality detention basins would be located to treat the entire project area in accordance with local and state requirements.”

The Draft PEIR should:

- a. Discuss how the project will address 303(d) listed pollutants.
- b. Discuss how the various water quality design features will ensure protection of the existing and created beneficial uses within the project area. ⁱ

HYDROLOGY:

The diagram for the Wetland Optimized alternative proposes a cut channel through the boot to De Anza Cove creating a southern island. The Draft PEIR should:

- a. Provide a detailed hydrologic analysis to show whether the proposed channel will provide added flushing and water circulation benefits and will not negatively affect the Kendall Frost reserve or impact its beneficial uses.
- b. Provide a detailed discussion of the maintenance requirements this channel will require, as regular dredging and other activities could cause recurring and detrimental impacts to natural resources and water quality in the cove and potentially require additional permitting from the San Diego Water Board.
- c. Provide an analysis of potential sedimentation to the cove from upstream sources and the potential need to dredge the cove.

d. Provide a hydrologic evaluation of whether a reduction and/or relocation of the island could help improve circulation and access to water for all the areas.

e. Provide an evaluation of whether the southern island can be used in the future for managed retreat to provide additional wetlands.ⁱⁱ

SEA LEVEL RISE:

The current DPEIR fails to demonstrate whether and/or how the expanded restoration alternative results in the establishment of 80 acres of additional functional wetlands at the year 2100. Additionally, the DPEIR does not address the issue of sea level rise over time and the resulting impacts to restored wetlands, as required by the Order. Failure to provide a detailed sea level rise analysis is a serious omission and breach of the settlement terms and conditions, which could result in the San Diego Water Board seeking repayment of the deferred liability in accordance with Paragraph 18.n of the Order.ⁱⁱⁱ

The DPEIR must analyze both the City's Preferred Alternative and the Wetland Optimized Alternative utilizing the City's current sea level rise models over time. The analysis must contain a comparison of the two alternatives, mapping the extent of wetlands through time at the intervals of the years 2030, 2050 and 2100. The analysis must provide assurances that the Wetlands Optimized Alternative would result in an additional 80 acres of additional wetland as required by the SEP.^{iv}

The DPEIR should also describe the types of "adaptation strategies" that will be considered in future planning efforts associated with sea level rise uncertainty.^v

RECREATION:

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

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

developed play areas, natural areas, ranger services, and lifeguards.

In balancing the recreational needs, the San Diego Water Board supports maximizing wetland creation opportunities on a scale that includes the entirety of Mission Bay Park. Opportunities for public recreation of all types are abundant throughout Mission Bay Park and the City as a whole, whereas viable opportunities for substantial wetland creation are limited, with the vast majority occurring within the project area.^{vi}

SUBCOMMITTEE RECOMMENDATION – July 6, 2023

MOTION:

A motion was made by J. Johnson and seconded by J. Becker to not recommend the De Anza Natural Mission Bay Park Master Plan Amendment AND the DPEIR as presented by Planning Department to Mission Bay Park Committee and Parks and Recreation Board.

Jon Becker recommended adding the following reasons:

A formal environmental analysis has not been completed

Based on lack of testing studies:

Water Quality Report including the current status of both De Anza and the upstream pollutants. The analysis should include the potential solutions to the water quality problem

Hydrology Report including a sediment study from upstream sources and the ongoing maintenance required for routine channel dredging to improve water circulation

Sea Level Rise Analysis including analysis of how adaption strategies could be implemented

Economic and Fiscal Analysis including the upside of potential eco-tourism verses the loss of Mission Bay lessee revenue. The Analysis should include both capital and maintenance costs of the selected plan and alternatives.

Analysis of the feasibility of utilizing the South Shores as a viable placement for recreation activities (including the Ski club) recognizing the limitations based on the history of the toxic waste of the landfill.

Rene Smith added:

Need for analysis for alternatives to the De Anza Natural Plan such as Wetlands Optimized Alternative recommended by the RWQCB

Need to weigh De Anza Natural Plan and its alternatives against the relevant policies within the City of San Diego Parks Master Plan

Regarding CEQA, the plans do not appear to address the concerns raised by the CADFW

Jeff Johnson agreed to revisions to recommendation from Jon Becker and Rene Smith.

ⁱ San Diego Regional Water Quality Control Board, Attn: Heidi Vonblum, Planning Director, De Anza Natural (Project), Draft Program Environmental Impact Report (DPEIR) SCH #2018061024, May 3, 2023, Page 5.

ⁱⁱ Ibid, Page 5-6.

ⁱⁱⁱ Ibid, Page 3.

^{iv} Ibid, Page 4.

^v Ibid, Page 4.

^{vi} Ibid, Page 6.

City of San Diego
Parks and Recreation Board Meeting Minutes
Thursday, July 20, 2023

“TO PROVIDE HEALTHY, SUSTAINABLE, AND ENRICHING ENVIRONMENTS FOR ALL”

Meeting Held by In Person and Teleconference:

This meeting was held at the Balboa Park Club Ballroom and remotely using the Zoom Webinar platform and was streamed online. The public was invited to join the meeting by phone or computer, as well as invited to submit “Public Comments” in writing via a webform. The form was made available on the Parks and Recreation website at <https://www.sandiego.gov/park-and-recreation/general-info/boards>.

NOTE: Both verbal and written communication were used by Committee Members, City staff, and presenters during the meeting. City staff also used the screen-share function to allow viewers to view content shared by the speaker which included PowerPoint presentations and websites.

Before the meeting was called to order, City staff read instructions to the public regarding technical procedures for making live public comment during the webinar.

Members Present	Members Absent	City Staff Present
Jon Becker Marcella Bothwell (Chair) Shaina Gross Rick Gulley Daniele Laman Dennis Otsuji (Vice Chair) Evelyn Smith (Virtual) René Smith Pita Verdin	Nick Anastasopoulos Molly Chase	Ryan Barbrick Andy Field Gina Dulay Louis Merlin Elvi Ricafort Scott Sandel Michelle Abella-Shon (Virtual) Kelly Stanco Gabriela Verendia

CALL TO ORDER – The meeting was called to order by Chair Marcella Bothwell at 2:06 pm.

APPROVAL OF THE MINUTES OF JUNE 15, 2023

MOTION/SECONDED:

Mr. Gulley/Mr. Otsuji

A motion was made by Mr. Gulley and seconded by Mr. Otsuji to approve the June 15, 2023, Parks and Recreation Board Meeting Minutes. The motion was approved 9-0 and passed unanimously with the following vote: Yea: Jon Becker, Marcella Bothwell, Shaina Gross, Rick Gulley, Daniele Laman, Dennis Otsuji, Evelyn Smith, René Smith, and Pita Verdin. Recused: None. Abstained: None. Not Present: Nick Anastasopoulos and Molly Chase.

NON-AGENDA PUBLIC COMMENT: None

REQUESTS FOR CONTINUANCE: None

COMMITTEE UPDATES:

- Area Committees: Mr. Otsuji and Mr. Smith both reported that there were no meetings and no updates.
- Balboa Park Committee: No updates.
- Mission Trails Regional Park Citizens Advisory Committee: Mr. Gulley reported that there was discussion about Old Mission Dam dredging and related topics.
- Ms. Bothwell expressed thanks to Kim Mathis for 4,000 kids coming to Parks After Dark sites.

SAN DIEGO PARKS FOUNDATION UPDATE: None

CHAIR COMMENTS: None

BOARD MEMBER COMMENTS:

1. Ms. Laman thanked staff at Colina del Sol Park with their day camps throughout the summer. In August special events are planned including the end of summer teen night bash with music, games, and more.
2. Chair Bothwell noted concerts in the park are beginning at Kate Sessions Park starting July 23, 2023, and the concerts will continue weekly until August 13, 2023.

DIRECTORS REPORT: Mr. Field provided the Board with the following updates:

Mr. Field noted that staff are busy with numerous summer events, programs, activities, day camps, and sports programs throughout the park system. He welcomed the public to join at the four Parks After Dark events, which begin at 5:30 p.m. at four locations every Thursday, Friday, and Saturday: City Heights, Linda Vista, Memorial, and Skyline Hills. He invited Board members to ask any questions.

Questions of the Parks and Recreation Director:

- Mr. Otsuji asked about maintenance practices and the Department's ability to maintain existing and new parks. Mr. Field responded that the Department still experiences attrition, with recent numbers suggesting a roughly estimated ratio of three incoming staff compared to two outbound staff. Around 200 to 300 vacancies remain, especially for hourly staff. Mr. Otsuji noted that training remains a concern,

as newer staff may not have the tools or training to properly maintain the landscapes for both existing and new parks.

- Ms. Gross asked about whether the Department is using contractors to augment employees. Mr. Field stated that the Department is using contractors when not displacing a unionized job, including contracts for brush management and street median landscaping.

DISCUSSION ITEMS:

101. Proposed renaming of Mountain View Community Park to Neal Petties Mountain View Community Park

Presenter: Gina Dulay, Deputy Director, Parks and Recreation Department

Mr. Otsuji requested to move Item 101 from the Consent Items to the Discussion Items. Staff and renaming proponents made the presentation on the proposed renaming. He expressed support for the renaming, having known Neal Petties.

Mr. Otsuji made a motion to approve staff recommendation and seconded by Ms. Verdin. The motion was approved 9-0 and passed unanimously with the following vote: Yea: Jon Becker, Marcella Bothwell, Shaina Gross, Rick Gulley, Daniele Laman, Dennis Otsuji, Evelyn Smith, René Smith, and Pita Verdin. Recused: None. Abstained: None. Not Present: Nick Anastasopoulos and Molly Chase.

Public Comments: None

Board Comments:

1. Mr. Otsuji shared his early years at this community park and expressed his strong support for this item.
2. Ms. Verdin commented on the beauty of Mountain View Community Park.

102. Appointment of Marcella Bothwell as Board Chair and Dennis Otsuji as Vice Chair.

Presenter: Andy Field, Director, Parks and Recreation Department

Mr. Field presented the request to confirm Ms. Bothwell as chair and Mr. Otsuji as vice chair. He noted this is a required vote annually per SDMC §26.30 since the Mayor and Council did not directly appoint a chair to the Parks and Recreation Board.

Mr. Gulley made a motion and seconded by Mr. Becker. The motion was approved 9-0 and passed unanimously with the following vote: Yea: Jon Becker, Marcella Bothwell, Shaina Gross, Rick Gulley, Daniele Laman, Dennis Otsuji, Evelyn Smith, René Smith, and Pita Verdin. Recused: None. Abstained: None. Not Present: Nick Anastasopoulos, and Molly Chase.

Public Comments: None

Board Member Comments:

Various members expressed gratitude to Ms. Bothwell and Mr. Otsuji for agreeing to continue in these roles.

103. Adoption of the De Anza Natural Amendment to the Mission Bay Park Master Plan.

Presenters: Kelly Stanco, Deputy Director, City Planning Department

Scott Sandel, Parks Planner, City Planning Department

Ms. Stanco and Mr. Sandel made the staff presentation for this item.

Mr. Smith made a motion to reject the item as presented and seconded by Mr. Gulley. The motion failed 3-4-1 with the following vote: Yea: Rick Gulley, René Smith, and Pita Verdin. Nay: Jon Becker, Marcella Bothwell, Daniele Laman, and Dennis Otsuji. Recused: None. Abstained: Evelyn Smith. None. Not Present: Nick Anastasopoulos, Molly Chase, and Shaina Gross.

Mr. Smith then made the following motion not to recommend the item with the justifications from the subcommittee as outlined below and seconded by Mr. Gulley as follows:

1. Not recommend the De Anza Natural Mission Bay Park Master Plan Amendment AND the DPEIR as presented by Planning Department to Mission Bay Park Committee and Parks and Recreation Board.
2. Ensure the following items are completed:
 - a. A formal environmental analysis needs to be completed.
 - b. Water Quality Report including the status of both De Anza and the upstream pollutants, including the potential solutions to the water quality problem.
 - c. Hydrology Report including a sediment study from upstream sources and the ongoing maintenance required for routine channel dredging to improve water circulation.
 - d. Sea Level Rise Analysis including analysis of how adoption strategies could be implemented.
 - e. Economic and Fiscal Analysis including the upside of potential eco-tourism verses the loss of Mission Bay lessee revenue. The Analysis should include both capital and maintenance costs of the selected plan and alternatives.
 - f. Analysis of the feasibility of utilizing the South Shores as a viable placement for recreation activities (including the Ski club) recognizing the limitations based on the history of the toxic waste of the landfill.

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- g. Need for analysis for alternatives to the De Anza Natural Plan such as Wetlands Optimized Alternative recommended by the Regional Water Quality Control Board (RWQCB).
 - h. Need to weigh De Anza Natural Plan and its alternatives against the relevant policies within the City of San Diego Parks Master Plan.
 - i. Regarding CEQA, the plans do not appear to address the concerns raised by the California Department of Fish and Wildlife (CDFW).
 - j. These items come back to the P&R Board prior to going to the City Council committee.
3. Include a requirement that the Boat and Ski Club be included in any future state of Mission Bay Park

This motion was approved 8-0 and passed unanimously with the following vote: Yea: Jon Becker, Marcella Bothwell, Rick Gulley, Daniele Laman, Evelyn Smith, René Smith, and Pita Verdin. Nay: None. Recused: None. Abstained: None. Not Present: Nick Anastasopoulos, Molly Chase, and Shaina Gross.

Public Comments:

Several members of the public commented on Item 103, including in-person, written, and on-line comments.

In-Person Comments:

1. Joan Stevenson ceded her time to Jacob Gelfand.
2. Dave Mack ceded his time to Jacob Gelfand.
3. Brian Niznik thanked the Planning Department for helping with the Boat and Ski Club, which may be relocated to South Shores. This seems like an uncommitted element of the plan, and there is no promise the Boat and Ski Club be given a place to land. He noted that the lease with the Club is month to month, and he hopes for help and advocacy to request a three to five year lease from the City.
4. Pamela Heatherington from Environmental Center of San Diego noted the environmental interconnection and suggests that recreation can be accommodated throughout Mission Bay Park, not just DeAnza. She suggested that Campland privatized the beach and prevented public access to the bayfront.
5. John Heatherington is a volunteer from the Environmental Center and opposes the staff recommendation. The plan does not meet the access goals and notes that access has been restricted for decades.

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6. Lara Martin camps at Campland and noted that few birds come into the area near the camping area. The birds smell. She is concerned that environmentalists are ruining the camping experience.
7. Candice Martin ceded her time to Scott Chipman.
8. Jim Whalen made three observations: no assurances the Boat and Ski Club will not be moved, there is no evidence in the records related to the Supplemental Environmental Project (SEP), and the SEP requires 30% design, which is not readily evident.
9. Anita Eng (3 minutes) represents the U.S. Fish and Wildlife Service. Ms. Eng submitted a letter to the City regarding habitat restoration and Mission Bay Park Master Plan. Key points: Proposed amendment will prevent 80 acres of restoration and recommends Audubon's "Wildest" alternative instead of the City's proposal. RV dumps and camping should be set back far from any habitat areas so as to reduce pests from entering the preserve. Uses of wetland buffers should be limited so that wetlands are protected. Draft Programmatic Environmental Impact Report (DPEIR) lacks detail necessary and adequate evaluation of sea level rise impacts.
10. Muriel Spooner ceded her time to Anita Eng.
11. Dan Gallagher volunteered at Kendall Frost Marsh and learned about the importance of protecting and restoring habitat marsh areas. This will help with carbon sequestration. Native wetlands have a very important role to play.
12. Tommy Hough (2 minutes) supports the Wildest plan for Re-Wild Mission Bay Park. Environmental restoration is imperative to help support the park as the City continues to gain population. Kayaking and paddleboarding can be great sporting activities in the vicinity of the wetlands.
13. Jeff Johnson member of DeAnza Ad Hoc Committee noted scientific reporting is missing from the programmatic environmental impact report. Few alternatives are offered. Pollution at the bay shore appears to be allowed by the report. He does not recommend the plan as presented.
14. Lil Barnes ceded her time to Tommy Hough.
15. Mike Kirby is the owner of Marathon Construction, a full-service marine and general engineering contractor. He is familiar with all resource agencies and supports a balanced approach. His family built the original Sea World in Mission Bay Park.
16. Ronie Hercz ceded her time to Jacob Gelfand.
17. Van Tran ceded his time to Jacob Gelfand.
18. Ahmed Ait-Lahcey ceded his time to Jacob Gelfand.

19. Jim Peugh from San Diego Audubon recommends the Board consider designs that incorporate trails and kayak trails. He noted that the regulatory agencies are looking for wetland restoration opportunities, so funding will likely materialize separate from City funds.
20. Andrew Meyer is the Director of Conservation and ReWild Program Manager at San Diego Audubon Society. He noted there are heat waves underway in numerous locations throughout the world, including the Desert Southwest. Greenhouse gas emissions must reduce to address the ongoing climate crisis. Wetlands can sequester carbon very well. He supports more wetlands in the DeAnza area.
21. Jacob Gelfand (8 minutes) from Campland on the Bay thanked the board members and ad-hoc committee members for their efforts to dive deeply into various stakeholder positions at DeAnza. Meaningful public access has been provided by Campland on the Bay for the last 50 years, especially for people who cannot afford to stay at the various other resorts on the bay. Waterfront camping remains a high priority for those using the bay. Working class families deserve low cost accommodations allowing bayfront access. He supports additional wetlands, which benefits camping. He is concerned with a rushed process due to the SEP, and he recommends more studies before the master plan is amended.
22. Scott Chipman (2 minutes) is a 17-year advocate for the Mission Bay Gateway plan. He noted the plan must address the growing population, which requires more acreage of parkland and more amenities. Sixty acres of recreation is not adequate, especially since there is limited park acreage already in the Pacific Beach community. He suggests there is no need to jump over Rose Creek to take away recreation on the east side of the creek. There is no evidence that marshland reduces pollution.
23. Joanna Hirst related her comments to the recent approval of the additional dwelling units near the recently completed trolley stops. She suggests population growth must be considered alongside environmental concerns.
24. Craig Kessler from Southern California Golf Association appreciates the balanced approach between recreation and wetlands. He looks forward to working with everyone to find an agreeable solution that addresses details associated with the various proposed uses of the area.
25. Matt Rogers is an advocate for municipal golf, but he does not need to speak.
26. Justin Russell ceded his time to Jacob Gelfand.
27. Serena Rodriguez ceded her time to Jacob Gelfand.
28. Sarah Harry ceded her time to Anita Eng.

Written Comments:

1. Christy Adams: My family has had 3 generations enjoying this wonderful camping area. We've had family reunions. Club activities and even Christmas at this facility. Please don't take Campland away from our community.
2. Vicki Fiegehen: Please save Campland and Mission Bay RV Resort. As a child living in Los Angeles, I looked forward to coming to San Diego with my parents and camping at the resort. Years later I decided to go to college in San Diego mostly due to my fond memories as a child of San Diego. Even though I now live in San Diego, I love coming to Campland with my RV and enjoying the resort with friends and family. I live in the East County where it's nice getting a way to cooler weather with an ocean breeze.
3. Mary Bennett: Campland is a wonderful place to camp. We have been going there for about 20 years. Our son has camped with us and now our grandchildren camp with us. It is wholesome family fun. Lots of activities, swimming, playground. S'mores around a campfire, the beach. What more could we ask for. This is a vital part of San Diego.
4. Barry Homer: De Anza Peninsula is a jewel for San Diego. Let's not squander its unique attraction for the dubious value of adding a small amount of marshland to an existing already large marsh. Campland's proven 50-plus year history shows how they have been good stewards of this precious resource. Jacob Gelfand's Campland organization has recently transformed De Anza from an unusable eye-sore into affordable waterfront access enjoyed by many. San Diego will again benefit from this good neighbor. San Diego is lucky to have De Anza and the Campland organization. They are magnets for campers who bring revenue and jobs to the City. "Mission Bay Park Master Plan supports that this Regional Park serves all of the residents of San Diego as well as visitors". And further states "land use recommendations include regional recreation needs, including Guest Housing (camping facilities and recreational vehicles)". Leaseholds that support the Mission Bay recreation use" are already in place with Campland and Mission Bay RV Resort. Keep them BOTH. It's a no-brainer, good business, win-win decision.
5. Susan McManus: Please keep Campland on the Bay, it is a family tradition and allows families the opportunity to enjoy camping near the water.
6. Carol Nelepovitz: Our family uses Campland weekly to walk the dog, enjoy waterfront dining at a Barton price. We also camp there 4 times a year. For our family and friends, it is an affordable vacation. We love seeing all sorts of rigs. We see families just starting out in tents, retired folks in magnificent RVs and us in our modest trailer. People from all walks of life and all nationalities. It also provides a place for senior to live during locations.
7. Lesley Handa: I strongly urge consideration of maximum wetland restoration to mitigate Climate Change impacts for the proposed project per guidance by the United Nations Intergovernmental Panel on Climate Change (IPCC), the State of California,

and the City of San Diego's Climate Action Plan. Impacts from the Sea Level Rise should be investigated in detail as the consequences of a short-sighted investigation could result in the loss of the current intended use of these areas in the future. Guidance from the IPCC in the 6th synthesis report 2023 summary for policymakers states that "mitigation and accelerated implementation of adaptation actions this decade would reduce projected losses and damages for humans and ecosystems and conservation of high carbon ecosystems with targeted management to adapt to unavoidable impacts of climate change reduces the vulnerability of biodiversity and ecosystem flooding." Additionally, guidance from the State of California from the Governor's office of Planning and Research states "climate mitigation to reduce greenhouse gas emissions and increase carbon capture, removal, and sequestration and to adjust natural systems to moderate the harm and exploit beneficial opportunities from actual and climate-related hazards and conditions." Maximum wetland restoration required by the City's Climate Action Plan (CAP) would help achieve the CAP benchmark.

8. Phillip Musegaas: My name is Phillip Musegaas, and I am the Executive Director of San Diego Coastkeeper. Coastkeeper strongly urges the Board to request that the city include greater detail on the impact of sea level rise on public assets at Mission Bay Park. In order for the restoration plan to be successful, it is essential that the city conduct a thorough sea level rise analysis. I would remind the board that the city is required by the Regional Water Quality Control Board's SEP (supplemental environmental project) to provide 80 acres of restored wetlands by 2100. In addition, please request greater detail on the potential for low-impact infrastructure, like low-cost camping options on the De Anza "island," and how these facilities will evolve over time into additional acres of wetlands as sea levels rise. Coastkeeper agrees with Audubon that a goal of at least 315 acres of restored habitat, whether salt marsh or other related tidal wetland and riparian habitats, is feasible and would provide climate resilience, water quality improvements and increased opportunities for public recreation, e.g., kayaking and birdwatching. Note that 350 acres of restored habitat is the Climate Action Plan (CAP) benchmark already required in the City's Climate Action Plan by 2030.
9. Gwendolyn Dick: Wetland restoration has considerable value to people in the form of improved water quality, carbon sequestration, expanded public access to our park and enhanced recreation opportunities like kayaking and paddleboarding among restored wetlands. To further the De Anza Natural Plan, I ask the city for:
 - A model of the impact of sea level rise on public assets at Mission Bay Park. It is shortsighted to plan this level of restoration without a thorough sea level rise analysis, especially since the city is required by the Regional Water Quality Control Board's SEP to provide 80 acres of restored wetlands by 2100.

- A strategy for low-impact infrastructure, like low-cost camping options on the De Anza "island" and other facilities to evolve over time into additional acres of wetlands as sea levels rise.
 - At least 315 acres of restored habitat, whether salt marsh or other related tidal wetland and riparian habitats. ReWild plans have demonstrated that 315 acres is a feasible goal, and 350 acres of restored habitat is already required in the city's Climate Action Plan (CAP) by 2030. Restored wetlands go a long way toward putting the city on track to meet its legally binding CAP benchmarks.
10. Lori Barisco: I would kindly request that Campland RV resort remain in place as is. The campground is enjoyed by thousands of tourists and locals alike annually. We enjoy this wonderful source of recreation on Mission Bay.
 11. Tui Wise: Campland and all of the surrounding recreational areas should be saved. Campland is used by multiple generations of families & many charitable organizations. Many people would lose access to a local beach, an affordable place to live and to camp. ReWild's plan is not feasible as it is. Work would have to start much further upstream to be of any help, which is backed up by the watershed studies. They have not shown where funding would come from, as it is many other projects like sewage upkeep & road management have run out of funds mid-project. If you want to work on fixing the bay focus on where the sewage leaks happened in Tecolote Creek & other issues have arisen around Fiesta Island.
 12. John Riedel: I am a Bay Park resident for the last 15 years and spend substantial amounts of my free time recreating on Mission Bay. I walk, run, bike and kayak in the bay and enjoy sitting and watching the wide variety of wildlife. I really appreciate the preserved wetlands at Kendall Frost for providing essential protected habitat for endangered species. Sea Level Rise due to climate change is approaching us at an alarming rate. There needs to be a focused analysis for these impacts and future plans to protect restored wetlands of 80 acres recognized by the City's Master Plan. There needs to be low impact infrastructure that can accommodate for Sea Level Rise like camping that allows residents to enjoy access to a diversity of recreational activities. There's only 1% of wetlands remaining in MB and it's imperative for future protection. San Diego Audubon's Wildest plan aims for 315 acres of restored wetlands which is required in the Climate Action Plan. Wetlands are a high-value passive carbon sink and function to keep the Bay's water cleaner. I support San Diego Audubon's Wildest Plan and ask for the Board's support to protect these vital resources.

Online Zoom Comments:

1. Christie Dunning ceded time to Andrew Meyer.
2. Sally Smull is the chair of the Chollas Valley Community Planning Group and noted the importance of access to the bay for all San Diegans. She is concerned with equitable access and water quality issues for Rose Creek and Tecolote Creek. The

green infrastructure is important to restore the edges of the creek and sequester the carbon. She requests more public access.

3. Isabelle Kay is working to restore the Kendall Frost Preserve but noted that habitat is being lost and sensitive species are being impacted. Campland and De Anza Point monopolize this area, which is needed for more environmental restoration and preservation. Other areas in Mission Bay can be used for low-cost camping purposes.

Board Comments:

Chair Bothwell made a presentation that outlines the findings of the DeAnza ad-hoc committee. This presentation is posted in the reports tab for the meeting and includes the ad hoc committee and Mission Bay Park Committee recommendations.

Ms. Gross expressed gratitude for the work completed to date. She wondered what assurances could be granted to the Boat and Ski Club for its future given South Shores is not a guaranteed relocation option. Ms. Stanco agreed that no existing users would relocate until a new location is found.

Ms. Laman asked about the population increase and the park deficiency for the Pacific Beach community. Ms. Stanco will follow up with a response to this question. Mr. Smith stated that Charlie Nieto from Pacific Beach Town Council suggested a rough estimated acreage deficit of around 60 acres for the Pacific Beach community.

Mr. Gulley asked about the Supplemental Environmental Project (SEP) settlement with the water boards and noted the fine amount is much lower proportionally to the City's overall budget. Ms. Stanco indicated the fine amount is significant and would like to comply with the obligations agreed to by the City Council. Mr. Gulley noted that the Board's role is to enhance the park system, and he thanked the Planning Department for helping add acreage to the system as part of the current draft plan. He would like to see the plan maintain what we have and add more recreation acres.

Mr. Otsuji previously served on a DeAnza committee and noted the water quality issues that were problematic at the time and continue to be an issue now. Storm water runoff is a huge issue. He noted that there is quite a bit of space in the City to accommodate recreation activities, including the growing joint use program with the San Diego Unified School District. Many rights of way, including roads and electric easements, also can help make up the difference. There is plenty of open space area for preservation, but those areas are difficult to access for any other purpose. He asked about the Coastal Commission. Ms. Stanco responded that staff will request Coastal Commission certification after the City Council approves a plan. Mr. Otsuji asked whether Coastal Commission can be asked earlier in the process; Ms. Stanco responded that it could be addressed during standing meetings, but the Coastal Commission usually wants to hear the hearing before providing comment. Other regulatory agencies involved include U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Regional Water Quality Control Board, and California Department of Fish and Wildlife.

Mr. Becker thanked Chair Bothwell for her leadership of the ad hoc committee and thanked the community and staff involvement. He echoed Mr. Otsuji's comments to find additional

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public access locations for recreation beyond what is offered at DeAnza. He asked about the status of the studies, and Ms. Stanco noted some were complete and others are underway with a goal of having those ready by the October Planning Commission meeting. Mr. Becker asked about the South Shores General Development Plan, and Ms. Stanco responded that the general development plan will begin soon and will take 18-24 months to complete. Mr. Becker asked if there is a language that could be provided such that it gives a little more assurance to those that are looking for better assurance. Ms. Stanco will check to see what language can be added to the plan. Mr. Otsuji noted that this is not just about DeAnza Cove but also about Mission Bay Park, including Fiesta Island, South Shores, and other locations. Mr. Becker asked if the DeAnza Natural Plan as written will be acceptable to the Regional Water Quality Control Board. Ms. Stanco responded yes.

Ms. Verdin thanked the board members and community for advocacy to address needs at DeAnza Cove.

Mr. Smith made a presentation (see reports tab at <https://www.sandiego.gov/parkandrecboard/reports>). He asked the following questions/made the following comments:

- Where are the 89 acres of regional park lands physically located? Mr. Sandel responded that the picnicking, open lawn areas, bike walks, and the multi-use path are the current regional park facilities. In the new plan, these facilities diminished a little bit and some of those acres had gone to active recreation. Mr. Sandel responded with information about how the number was calculated.
- We didn't calculate the width of the multi-use path and lengthy runs throughout the park and can contribute that back to the regional park facilities, if we have time, we can calculate those back and raise that number a little bit.
- Are there areas of park that could be used for recreation in the future? Mr. Sandel responded that this is part of the environmental review process.
- Has there been any analysis of the pollution effect by cutting a channel through the peninsula? Mr. Sandel stated that fresh water and sediment are needed for the wetlands to thrive and survive.
- Why is the pathway a key component of the plan? Mr. Sandel responded that the idea of moving the pathway was to reduce conflicts. A number of people come from the Balboa Avenue Transit Station and note the difficulties of access to the park. This proposed pathway is to help address that concern.

Mr. Otsuji asked about why this is a discussion item, not an action item. Mr. Field stated this is a recent change to the agenda to allow for discussion and action by the Board in a manner consistent with City Council agendas.

Mr. Otsuji then asked if the Board has any other recommendations that explain why the Board is recommending rejection of the staff proposal.

Mr. Smith then reiterated his motion, but Chair Bothwell asked whether the subcommittee recommendations could be incorporated into the recommendation. Mr. Smith stated he will not modify his motion. The first motion failed, but the second motion was approved.

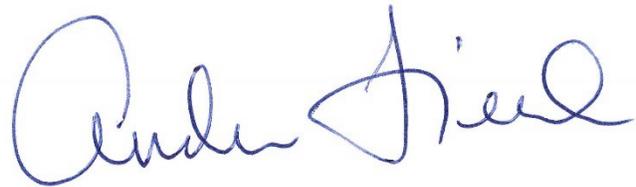
ADJOURNMENT: The meeting was adjourned at 5:03 p.m.

Copies of the reports, attachments, PowerPoint presentations, and audio-video recordings can be found on the Parks and Recreation Department website at <http://www.sandiego.gov/parkandrecboard/reports>.

There is no August 2023 meeting.

Next Calendared Meeting: September 21, at 2:00 p.m.

Submitted by,



Andy Field
Director
Parks and Recreation Department

De Anza Peninsula is a jewel for San Diego. Let's not squander its unique attraction for the dubious value of adding a small amount of marshland to an existing already large marsh.

Campland's proven 50-plus year history shows how they have been good stewards of this precious resource.

Jacob Gelfand's Campland organization has recently transformed De Anza from an unusable eye-sore into affordable waterfront access enjoyed by many. San Diego continues to benefit from this good neighbor.

San Diego is lucky to have De Anza and the Campland organization. They are magnets for campers who bring revenue and jobs to the City.

"Mission Bay Park Master Plan supports that this Regional Park serves all of the residents of San Diego as well as visitors".

And further states

"land use recommendations include regional recreation needs, including Guest Housing (camping facilities and recreational vehicles)".

"Leaseholds that support the Mission Bay recreation use" are already in place with Campland and Mission Bay RV Resort.

Keep them BOTH. It's a no-brainer, good business, win-win decision.



BARTELL HOTELS

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December 5, 2023

Mr. William Hofman, Chair
City of San Diego Planning Commission
202 C Street
San Diego, CA 92101

RE: 12/7/23 Agenda: Mission Bay Park Master Plan Amendment – De Anza Natural Plan

Dear Chair Hofman and Commissioners:

I am writing on behalf of The Dana on Mission Bay to convey our serious concern about the proposed comprehensive ban on motorized watercraft in De Anza Cove as outlined in the current iteration of the Mission Bay Park Master Plan Amendment. This suggested restriction appears to signal intentions to impose unwarranted broader constraints on motorized and high-speed boating activities throughout Mission Bay.

Various forms of motorized boating have constituted a core and widely embraced aspect of aquatic recreation in Mission Bay for over six decades, cherished by both residents and visitors. This engagement significantly contributes to the distinctive economic, experiential, and social advantages that render Mission Bay Park exceptional. It is imperative that overnight guests and local community members, utilizing the more affordable accommodations situated in the northeast corner of Mission Bay Park, retain unimpeded and fair access to the water.

We are of the opinion that practical solutions can be devised to ensure the compatibility of motorized boating with the proposed new wetlands. The City should postpone any determination regarding motorized boating until studies conducted by impartial experts are finalized and shared with the public and decision-makers.

In light of these considerations, we kindly urge that the draft Master Plan Amendment incorporates language that explicitly states any plans for wetlands expansion should prioritize minimizing wake exposure rather than imposing prohibitions on boating, particularly those that would disproportionately affect families with lower incomes and underserved communities.

Thank you for your consideration.

Sincerely,

Lydia Bartell
The Dana on Mission Bay

MISSION BAY

LESSEES ASSOCIATION

December 4, 2023

Mr. William Hofman, Chair
City of San Diego Planning Commission
202 C Street
San Diego, CA 92101

RE: 12/7/23 Agenda: Mission Bay Park Master Plan Amendment – De Anza Natural Plan

Dear Chair Hofman and Commissioners:

I am writing on behalf of the Mission Bay Lessees Association to express our serious concern regarding the proposed blanket prohibition of motorized boats in De Anza Cove in the current draft of the Mission Bay Park Master Plan Amendment. This proposed prohibition foreshadows efforts to force unwarranted broader limitations on motorized and high-speed boating throughout Mission Bay.

Diverse forms of motorized boating have been a fundamental and popular component of aquatic recreation in Mission Bay for more than 60 years, enjoyed by residents and visitors alike. This activation contributes to the economic, experiential, and social benefits that make Mission Bay Park unique. Overnight visitors and community members accessing the lower-cost accommodations located in the northeast corner of Mission Bay Park should continue to have full and equitable access to the water.

We believe that viable solutions exist that would enable motorized boating to be compatible with proposed new wetlands. The City should defer any decision regarding motorized boating until studies by independent experts can be completed and shared with the public and decision makers.

With this in mind, we respectfully request that the draft Master Plan Amendment include clarifying language that any plans for wetlands expansion should prioritize wake exposure mitigation rather than forcing boating prohibitions, especially those that would disproportionately impact lower-income and underserved families.

Thank you for your consideration.

Sincerely,



Richard Bartell
Chair