

Mission Bay Park Improvements Program Implementation Framework and EIR



Oversight Committee Presentation
January 2026

Parks and Recreation and Engineering & Capital Projects



Presentation Outline



Project Overview and History



Implementation Framework



Draft Environmental Impact Report



Next Steps

Mission Bay Park Improvement Zone



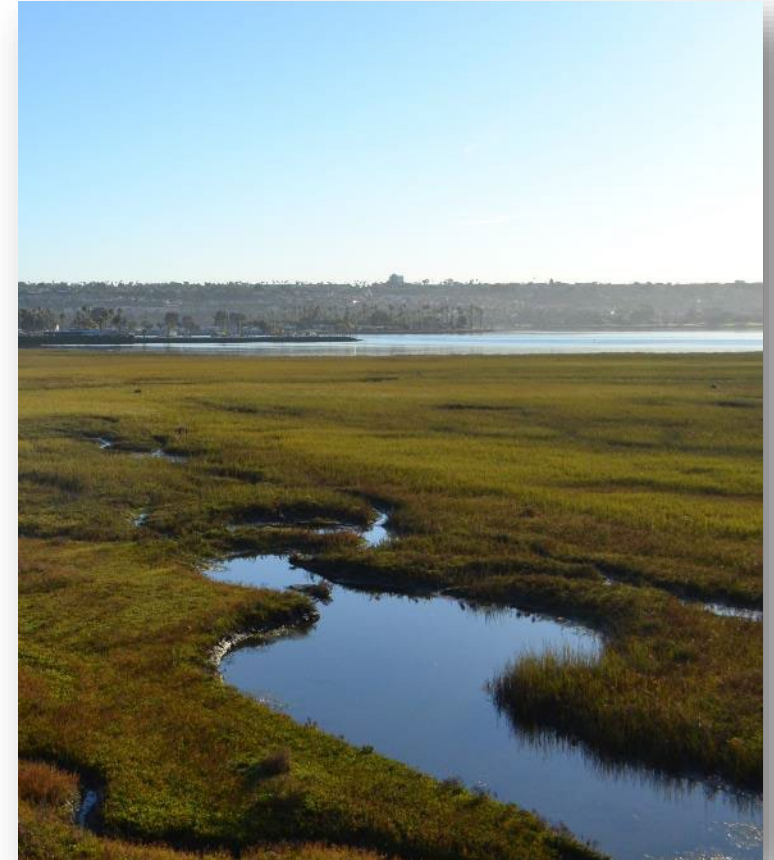
Project History

- Proposition C in 2008 and Measure J in 2016 amended the City Charter to add Section 55.2
 - Established the Mission Bay Park Improvement Fund and Oversight Committee
 - Designates a portion of lease revenue from Mission Bay Park for Capital Improvement Projects within the Improvement Zone
 - Identifies priority projects

Charter Priorities (Section 55.2)

The following Improvements Program objectives are consistent with the priorities established in Section 55.2 of the City Charter:

1. Improve Mission Bay Park through **wetland expansion, water quality improvements**, and the **protection and expansion of eelgrass beds** as identified in the MBPMP.
2. Identify inadequate and failing shorelines within Mission Bay Park, and prioritize **shoreline restoration** treatments, including restoration of beach sand and stabilization of erosion control features.
3. Expand **endangered or threatened species preserves and upland habitats** in areas identified in the MBPMP, including on North Fiesta Island, along the levee of the San Diego River floodway, and other opportunity areas.
4. Implement **deferred maintenance projects**, including but not limited to, maintenance and regular replacement of recreational and public safety facilities, to the benefit of park users.











Charter Priorities (Section 55.2)

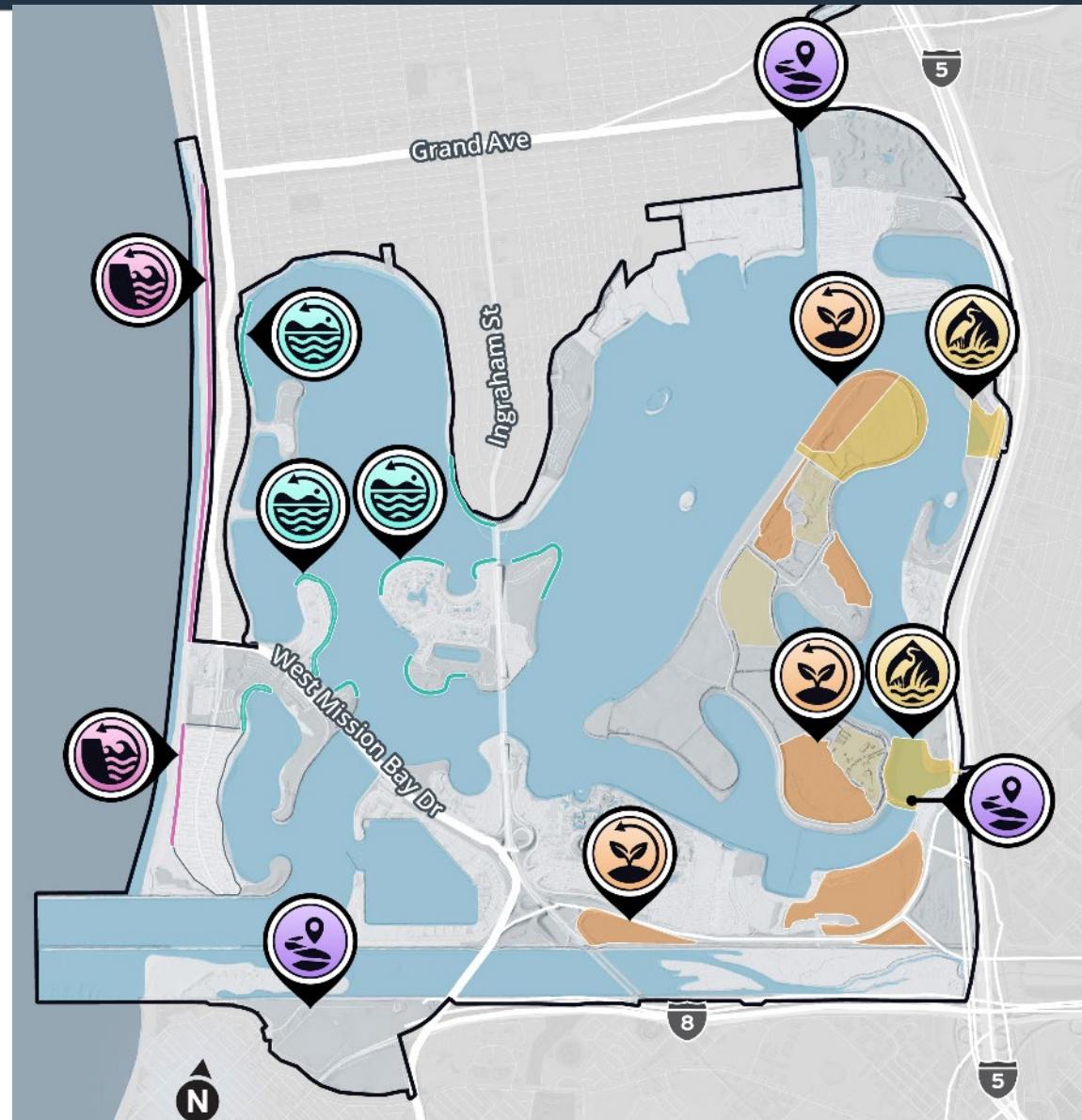
5. Assess deficiencies and gaps in the existing **bicycle and pedestrian circulation network** to improve overall circulation, safety, and enjoyment of bicyclists and pedestrians in Mission Bay Park.
6. Increase Mission Bay Park's **resiliency to climate change** through the implementation of seawall enhancements, shoreline treatment restoration, and adaptive wetland restoration.
7. **Restore the seawall bulkhead** on Oceanfront Walk to a condition no less than the quality of restoration previously performed in 1998 from Thomas Street to Pacific Beach Drive or to conditions as may be required by historic standards.

The primary goal of the Improvements Program is to restore and enhance Mission Bay Park to ensure its long-term viability for future generations as San Diego's centerpiece for aquatic recreation.

About: Elements Overview

LEGEND

-  Wetlands and Water Quality Improvements
-  Shoreline Restoration
-  Upland Habitat Expansion
-  Seawall Restoration
-  Bike & Ped Improvements
-  Mission Bay Park Improvement Zone



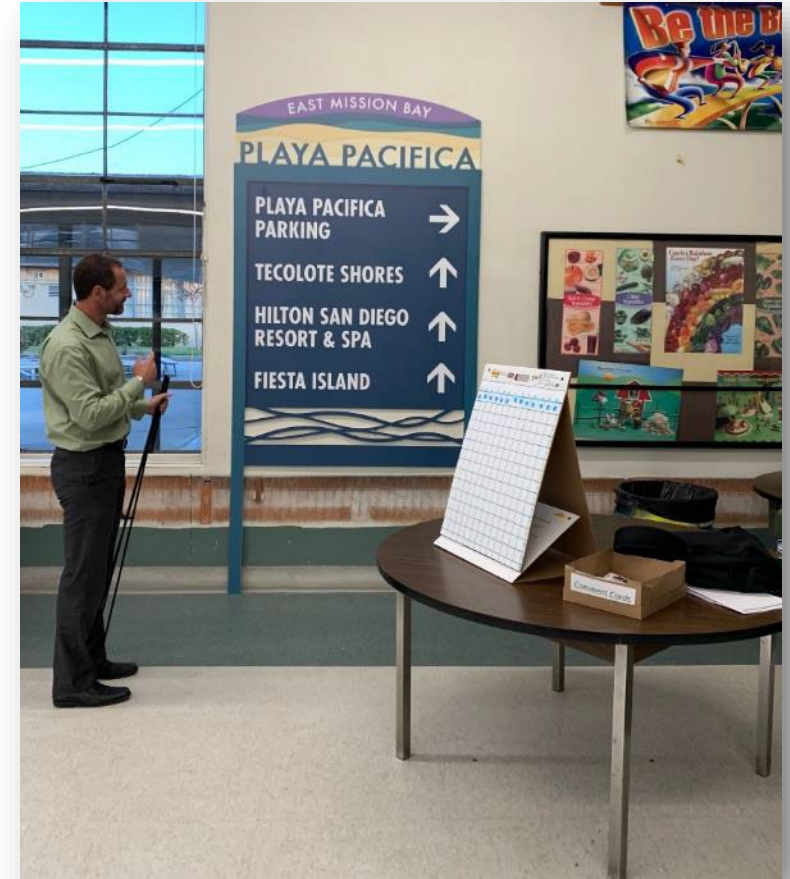
Not Included: De Anza Cove

- Part of the original scope of this project, but was bifurcated as its own project led by the City Planning Department as **De Anza Natural**.
- Currently under review by the California Coastal Commission for certification.
- Next step for De Anza Natural is a General Development Plan.



Community Outreach

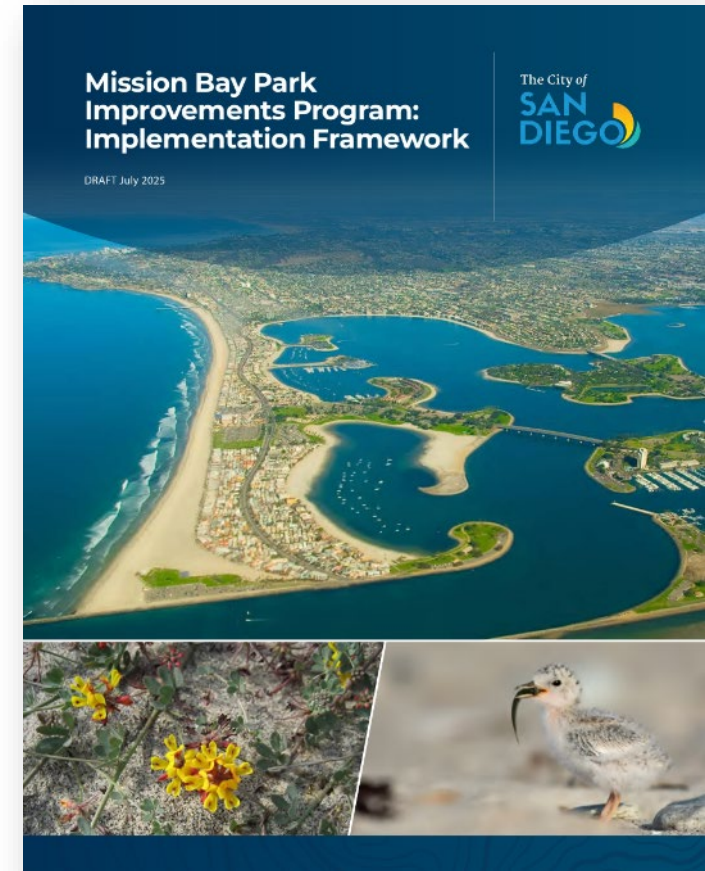
- Project website and email blasts
- Baseline study results were presented at public meetings
- Community workshops to guide the design of the Program Elements
- Public preference survey for new sign concept
- Public Scoping for the Environmental Impact Report (EIR)
- Regular updates to the Mission Bay Park Committee



Concepts for new signs were shared in 2019.

Implementation Framework

- Establishes how to implement the **Charter** as interim step to funding and prioritization
- Identifies the ***approach*** for implementing the projects, ***maintenance*** needs, as well as ***resilience to sea level rise***
- Lays out the applicable engineering and permitting procedures to realize each project



Implementation Framework Purpose



Consolidates the various proposed Improvements Program elements and components



A tool for City Engineers and Planners to implement the Improvements Program



Intended to be transparent and digestible to the public



Supports funding decisions and prioritizing for implementation of the Charter



Basis for the Environmental Impact Analysis



Purpose of the Program EIR

Required per the California Environmental Quality Act (CEQA)

Informs the public and decision makers of the potential adverse effects of implementation

Affords mandated opportunities for public input

Identifies required feasible mitigation to reduce effects and alternative(s) that could reduce effects

Establishes tiering opportunities for streamlined implementation of individual projects

Program EIR Details

- Programmatic document identifies the potential for any significant impacts from all included projects, including cumulative
- Details feasible alternatives to the proposed program
- Includes Conceptual Habitat Restoration and Monitoring Plans for all the restoration projects
- Document available for public review:

<https://www.sandiego.gov/ceqa/draft>

Overview: Results and Conclusions

No Impacts or Less than Significant Impacts, including contributions to potential cumulative impacts:

- Aesthetics
- Agriculture and Forestry
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Transportation
- Utilities and Services Systems
- Wildfire

Overview: Significant Impacts



Air Quality



Biological
Resources



Cultural
Resources



Noise



Recreation

Air Quality



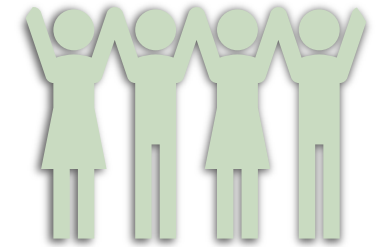
- **Potential for Significant Impacts** from construction activities
- **Mitigation:**
 - *Restrictions applied to **engine Tiers** for construction equipment - Tier 4 equipment required*
 - **Construction dust control**, including watering 3 times a day
- Level of impacts after mitigation: **less than significant**

Biological Resources



- **Potential for Significant Impacts** to species and habitats
- **Mitigation/Project Features:**
 - **Regulatory compliance** – City Municipal Code, MHPA Adjacency guidelines, Stormwater BMPs, MSCP, California Fish and Game Code, California Coastal Act, and federal Clean Water Act permitting and application of mitigation ratios
 - **Focused Surveys Flora and Fauna** - Coastal California Gnatcatcher, Least Bell's Vireo, California Least Tern, Western Snowy Plover, Light-footed Ridgway's Rail, Belding's Savannah Sparrow, Western Burrowing Owl, Crotch's Bumble Bee, and Eelgrass
 - **Protection during construction** – mapping, fencing, buffers, monitoring, training, BMPs, grunion avoidance, Caulerpa reporting
 - **Hydroacoustic evaluation** – For Construction activities, inclusive of pile driving, to protect marine mammals and green sea turtles
- Level of impacts after mitigation: **significant and unavoidable**, due to the uncertainty of the time between impacts from individual components and the overall Program benefits achieved

Cultural Resources



- **Potential for Significant Impacts**
 - Historic Seawall
 - Sensitive Archaeological resources in areas, specifically bike and pedestrian components and the Restoration of the Seawall Bulkhead Element
- **Mitigation:**
 - *Historic Seawall – Monitoring, documentation, interpretational signage and educational display*
 - *Archaeological/Tribal Cultural Resources – Monitoring, discovery notification, recording, and evaluation*
 - *Additionally – Unexpected discovery, notification, and compliance with State Public Resources and Health and Safety Codes (if human remains)*
- **Level of impacts after mitigation:**
 - Historic Seawall: **significant and unavoidable**
 - Archeological /Tribal Cultural Resources: **less than significant**

Noise



- **Potential for Significant Impacts** from construction activities near sensitive receptors
- **Mitigation:**
 - *Abatement of equipment, barriers or sound blankets, reduced operating time, upgraded mufflers*
- Level of impacts after mitigation: **significant and unavoidable**, due to the proximity of receptors to certain activities. Achieving sufficient noise abatement is potentially infeasible

Recreation



As the Program is inclusive of passive and active recreation improvements, impacts from the development of recreation facilities are inherent in the Program and result in the **significant impacts** stated previously (air quality, biological resources, cultural resources, and noise)

Air Quality

Less Than Significant

Biological Resources

Mitigation Reduces Impacts to the Greatest Extent Feasible

Impacts Remain Significant and Unavoidable

Cultural Resources

Built Environment;

- Mitigation Reduces Impacts to the Greatest Extent Feasible
- Impacts Remain Significant and Unavoidable

Archaeology;

- Less Than Significant

Noise

Mitigation Reduces Impacts to the Greatest Extent Feasible

Impacts Remain Significant and Unavoidable

Recreation

Mitigation Reduces Impacts to the Greatest Extent Feasible

Impacts Remain Significant and Unavoidable



Alternatives

No Project/No Build

No improvements to wetlands, water quality, upland habitat, shoreline restoration or the seawall would be implemented. Certain deferred maintenance, signage and bike path improvements may be implemented.

Increased Public Access

Reduced the amount of upland habitat restoration around South Shores to allow for greater public access. Connect the waters beneath the Fiesta Island causeway with a culvert (rather than a bridge) to minimize interruption of public access across the causeway.

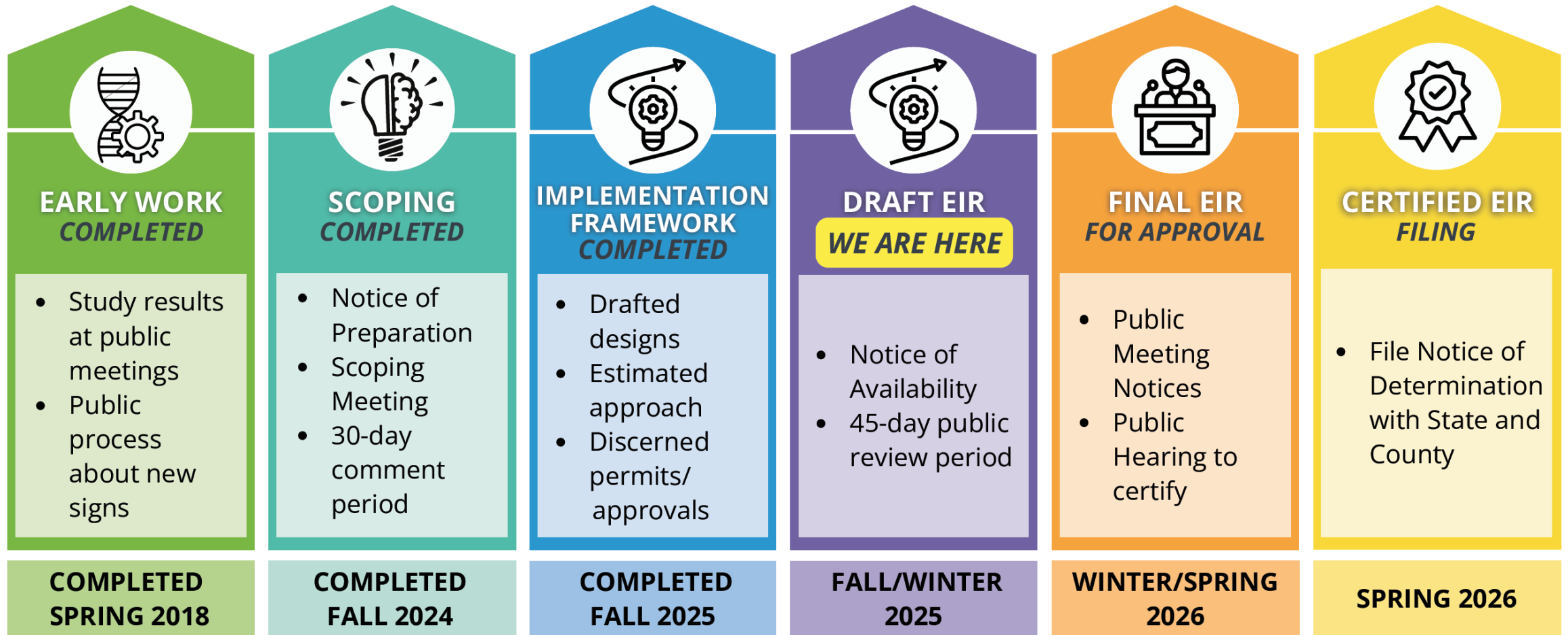
Reduced Hardscape

Increase living shoreline approach for Crown Point shoreline restoration, and introduction of coastal dunes along Mission Beach, replacing the Seawall Bulkhead Restoration Element.

Environmentally Superior

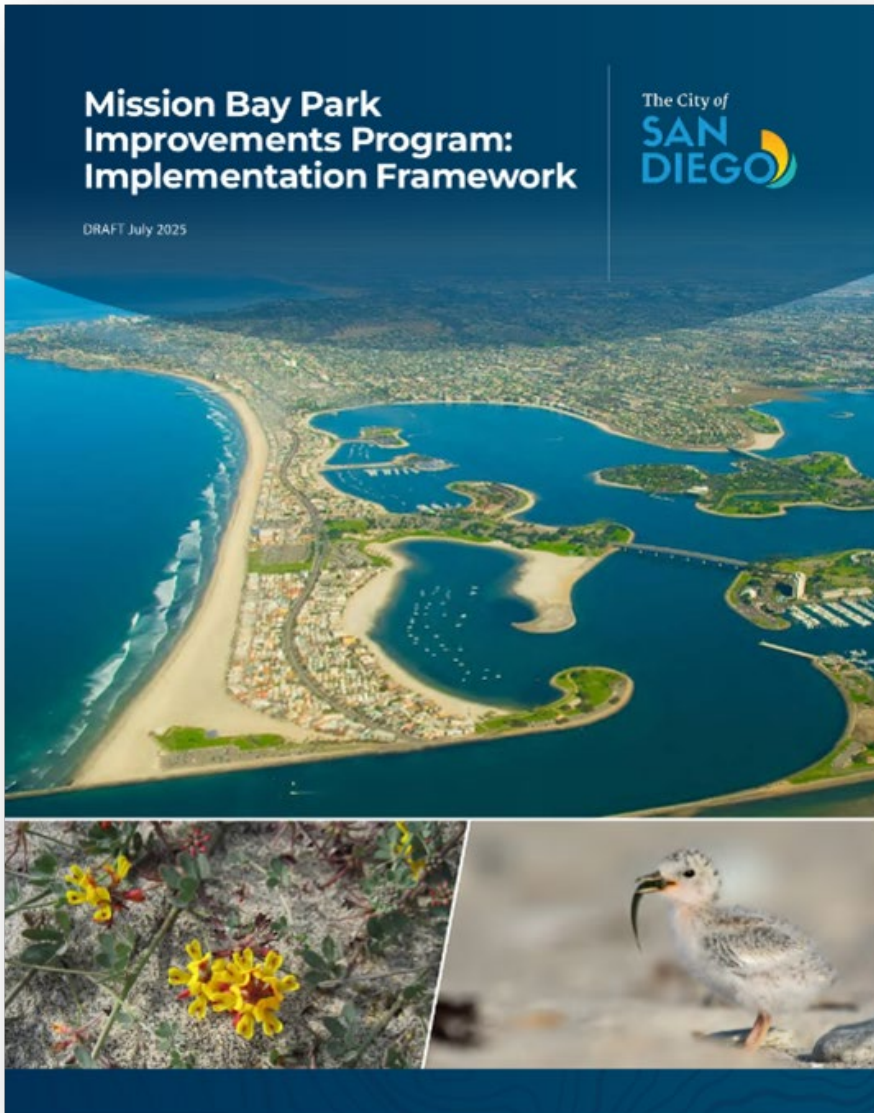
Other than the No Project/No Build, the Reduced Hardscape would be the environmentally superior alternative, with cultural resources impacts reduced or avoided.

Program Schedule



Next Steps

- Draft Environmental Impact Report Available for Public Review
 - December 2025 – February 2026
- Final EIR Development
 - February – March 2026
- Council Approval
 - Implementation Framework and Final EIR
 - Spring 2026



Questions?

<https://webdocs.sandiego.gov/public/draft-mbpip-implementation-framework.pdf>