

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

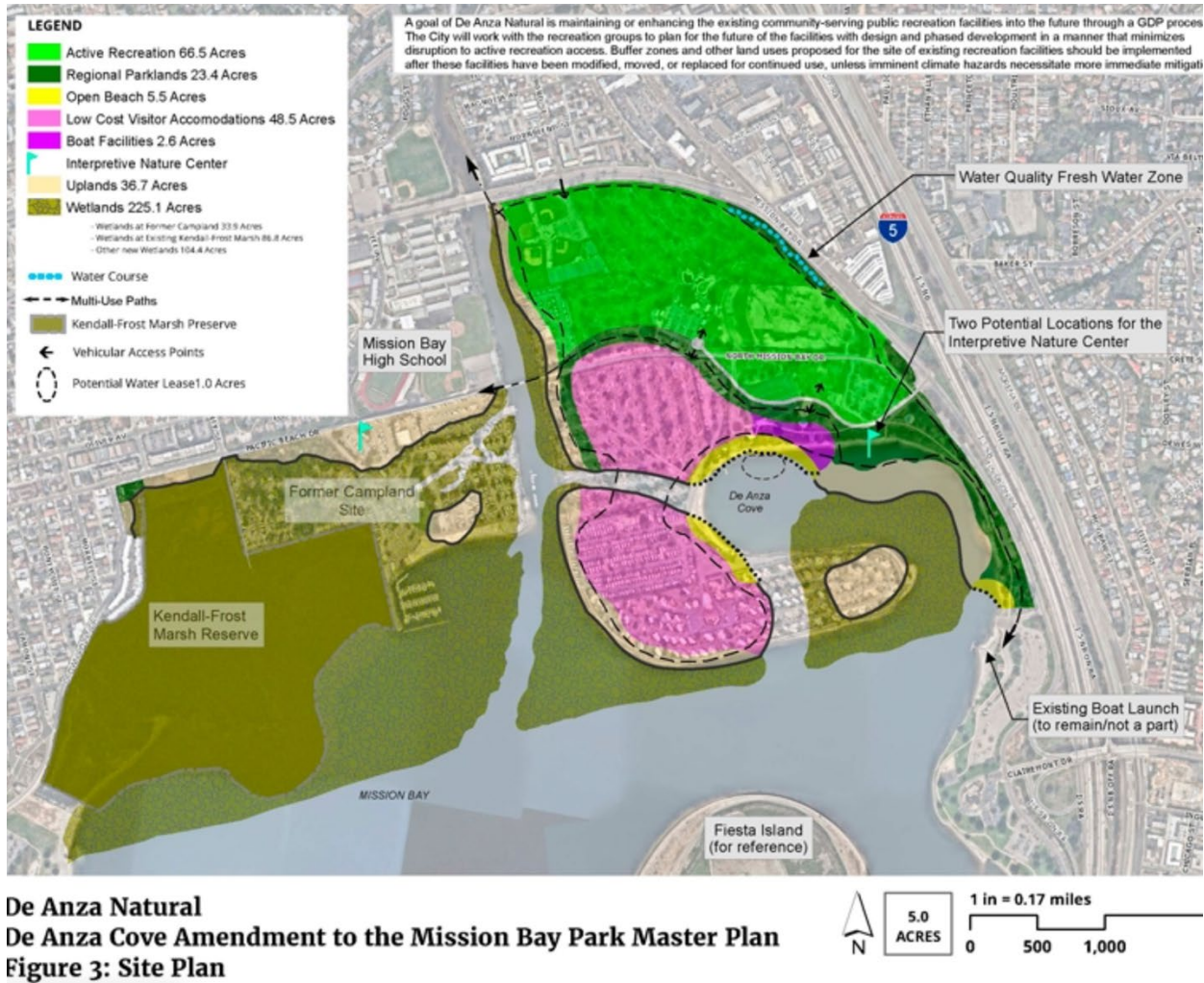
(Unbiased documentation to the best of my ability of the facts and interests heard from stakeholders. Some interested parties, such as general park visitors did not have single representation and thus did not present.)

Marcella Bothwell, MD, MBA  
Chair, De Anza Subcommittee

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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 4<sup>th</sup> 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 then 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

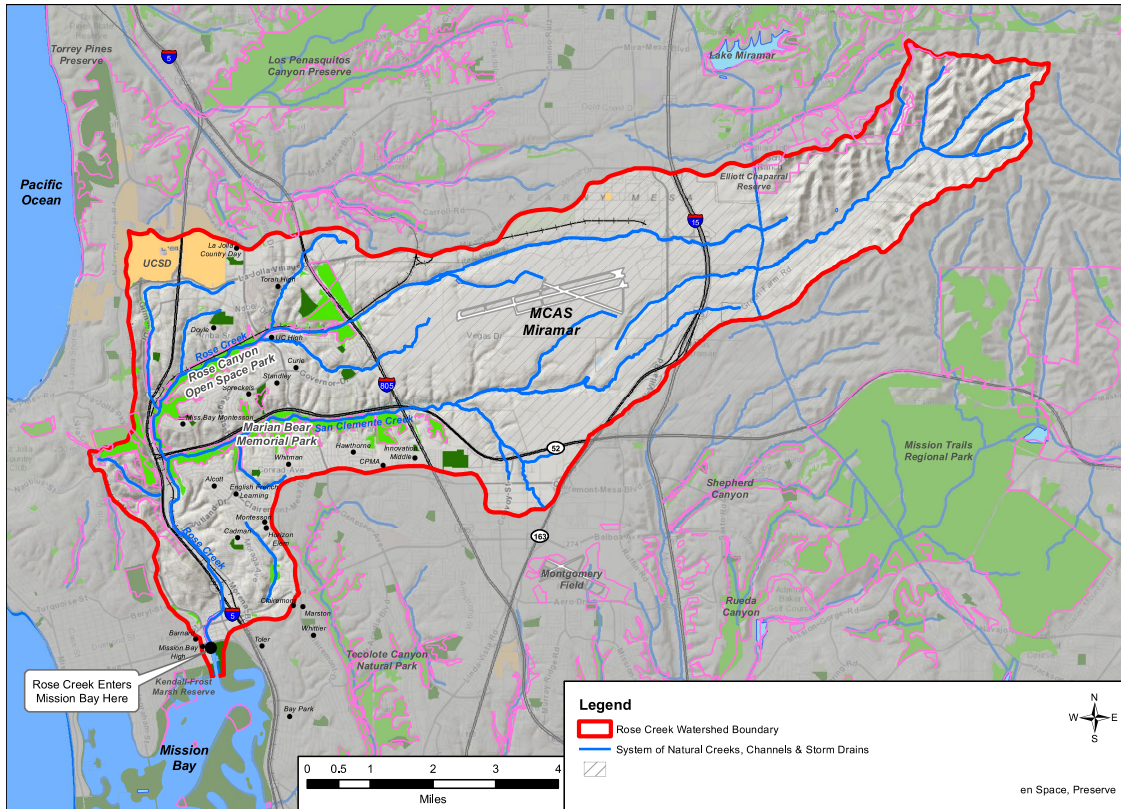
### Friends Of Rose Canyon – June 27, 2023

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

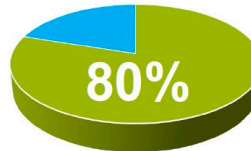
## Mission Bay Golf Course Data

### 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	<b>\$890,822 *</b>
FY 2022	\$3,634,628	\$2,499,310	<b>\$1,135,318</b>
FY 2021	\$3,960,291	\$2,698,654	<b>\$1,261,637</b>
FY 2020	\$2,202,079.06	\$2,741,488.33	<b>-\$539,409</b>
FY 2019	\$2,109,839.23	\$2,537,535.47	<b>-\$427,696</b>

### TRANSFERS TO GENERAL FUND

Year	Land Use Fee **	GGSB ***	Total
FY 2023	<b>\$475,145</b>	<b>\$213,590</b>	<b>\$688,735</b>
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. <sup>i</sup>

**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.<sup>ii</sup>

#### 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.<sup>iii</sup>

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.<sup>iv</sup>

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

#### 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.<sup>vi</sup>

## 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.

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<sup>i</sup> 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.

<sup>ii</sup> Ibid, Page 5-6.

<sup>iii</sup> Ibid, Page 3.

<sup>iv</sup> Ibid, Page 4.

<sup>v</sup> Ibid, Page 4.

<sup>vi</sup> Ibid, Page 6.