

CITY OF SAN DIEGO PARKS AND RECREATION BOARD
DE ANZA AD HOC SUB COMMITTEE 2023

CITY PLAN – 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

DRAFT

ENVIRONMENTAL IMPACT

Audubon Society – Andrew Meyer - May 23, 2023

77 members are in 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?

Tecotote 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 then 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:

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 SW

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

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RECREATION

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 – Jim Irwin – June 13, 2023

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

Mission Bay Golf Course

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) – Michael Gelfand - June 13, 2023

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
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MBRV	1,049,107	TOT: 330,124
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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: Steve Pruett – June 13, 2023

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.

DE ANZA PELIMINARY ENVIRONMENTAL IMPACT REVIEW

PEIR LACKING ANALYSIS:

Sea level rise not addressed to show shoreline contours

No modeling in City's plan

No Hydrology report

To study up water pollutants

To discover if silt will clog new proposed channel as well as Rose Creek proper

Water quality analysis – unbiased

Water quality improvement without 20-hour retention time

Needs project objective to improve water quality

Carbon sequestration analysis

Fishing impact study

Boating and other watercraft safety with narrowed channel between De Anza and Fiesta

Study on recreation changes not just loss

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