

MINUTES

**City of San Diego Boards and Commissions
Parks and Recreation Department
PARKS AND RECREATION BOARD
De Anza Natural Plan Ad Hoc Committee
June 20, 2023**

Meeting Location

Paradise Point Resort
(Mission Bay Park)
1404 Vacation Road
San Diego, CA 92109

Mailing Address:

Balboa Park
Administration Building
2125 Park Boulevard
San Diego, CA 92101

ATTENDANCE:

Members Present

Jon Becker
Marcella Bothwell
Jim Gross
Jeff Johnson
Judith Munoz
Rick Gulley

Members Absent

Rene Smith

Guests

Michael Gelfand
Steve Pruitt
Steele Young
Jim Whalen

City Staff Present

Mike Rodrigues
Christina Chadwick

CALL TO ORDER – Chairperson M. Bothwell called the meeting to order at 6:01 p.m.

APPROVAL OF THE MINUTES – approval of the May 23rd and June 13th minutes will be tabled until the June 27th meeting.

CHAIRPERSON REPORT – Chairperson Marcella Bothwell added presentation from Pacific Beach Planning Board, Steve Pruitt as Information Item 203 to the agenda.

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS

Scott Chipman presented his Mission Bay Gateway Plan which provides balance between recreation and wetlands.

Christie Dunning with Kendall Frost Reserve invited everyone to the Wander your Wetlands event on Saturday from 9-11am.

Andrew Meyer with SD Audubon and Re-Wild Mission Bay read a press release that advocate for recreational uses and environmental wetlands at De Anza Cove.

Grant Williams supports parkland with recreational opportunities.

INFORMATION ITEMS

201. Steele Young, Commodore with San Diego Boat & Ski Club thanked the Committee for listening and caring about this important topic. Mr. Young provided a brief history of the San Diego Boat & Ski Club that started in 1940 with the facility built in 1960. He shared that the Club has grown over the years serving 275 families and revenues have increased. The Boat & Ski Club provides affordable opportunities for members and guests to socialize, dine and enjoy entertainment. The facility offers free and low-cost event space which is tied to the community. Mr. Young stated that the San Diego Boat & Ski Club has been operating under an expired lease agreement (month to month) since 2015. They are looking to extend their lease to allow for needed tenant improvements. They currently pay over \$17,000/mo to the City in rent, plus property taxes.

PUBLIC COMMENTS

Students from SDSU and UCSD Concrete Canoe Teams shared their positive experiences at the Boat & Ski Club which has allowed them to store boats, gain resources and education on safe boating skills.

Scott Andrews from the Blind Ski Club also shared his positive experiences as a member of the Boat & Ski Club

Members from the Ikuna Koa Outrigger Canoe Club advocated on behalf of the Boat & Ski Club as providing positive experiences for both youth and adults.

Jim Whalen, San Diego Boat & Ski Club Land Use consultant, provided efforts to avoid closure and referred to the 1994 Mission Bay Master Plan. Boat storage is an important revenue source to assist with the operations of the Club. Perhaps a phased wetlands approach will assist the Club in relocating to a new location given the delays in the South Shores General Development Plan.

COMMITTEE MEMBER COMMENTS

Questions were asked about the rationale for moving the Ski Club and about the narrow boating channel between De Anza peninsula and Fiesta Island if additional wetlands were introduced.

202. Michael Gelfand with Campland on the Bay and Mission Bay RV

Resort thanked the Committee for giving him the opportunity to present. Mr. Gelfand provided a comprehensive overview of both Campland Resort and the Mission Bay RV Park dating back to the 1950s and 60s. He announced the recent old removal of 169 mobile homes project with the replacement of usable RV campsite on the peninsula, open for public use starting July 1st. Campland on the Bay currently has nearly 1000 campsites attracting over 150,000 families per year, generating \$5.2 million in lease revenue for the City.

The current De Anza Natural Plan proposal will cut the campsites down to 500 in total. Mr. Gelfand referred to the 1994 Mission Bay Master Plan which provided a balance if recreation, environment, and economics. He shared concerns he has with the proposed channel traveling though the area and silt accumulation and along the creek. He requested a hydrology study be conducted before moving forward with any changes to this area. Leave Campland alone, it provides families with a safe enjoyable recreational opportunity in an environmentally friendly manner.

PUBLIC COMMENTS

Jan Yerzik stated that Campland is a special place for families and friends to gather and important to San Diego.

Scott Chipman supports more camping, not less – citing economics.

Jim Peugh agrees with Mr. Gelfand and would like to see an unbiased analysis. Wetlands need fresh water to survive. He supports environmental benefits.

Laurie Owens supports Campland and would like to see it stay the way it currently is – an enjoyable place for families and friends.

John Heatherington would like to see other options than Campland, like primitive camping and hostels. He feels that Campland is not low cost, and they are not good stewards. He thinks a different operator should take over.

Andrew Meyer believes in a balance of environmental and recreation uses can be achieved at a regional park level. He noted that Campland receives rent credits for the removal of the mobile homes. Water quality is the utmost importance for Mission Bay Park.

COMMITTEE MEMBER COMMENTS

Rick Gulley asked about an increase in wetlands at the Kendall Frost Marsh Reserve.

On behalf of Rene Smith, Marcella Bothwell asked about the length of stays at Campland and costs– Mr. Gelfand replied that the maximum length of stay for a family is 270 days per year, 30 days during summer months and 90 days in the winter. Camping fees range from \$65/nt to \$400/nt for the super site.

Jeff Johnson asked about projected loss revenue if campsites are reduced. Mr. Gelfand projected a loss of \$3M/year.

Jim Gross asked about occupancy rates. Mr. Gelfand stated that summer is completely booked with an increase in occupancy rates in both summer and winter months.

Jon Becker asked about the Rose Creek studies. The response is ongoing dredging is needed to remove silt build up which causes beach closures.

203. Steve Pruitt with the Pacific Beach Planning Group shared some potential impacts from the Balboa Station Area Plan and the Morena Corridor Plan (high density housing projects) which could potentially bring tens of thousands of new residents to the Pacific Beach/Bay Park areas that will utilize Mission Bay Park for recreation. There is a need for both passive and active recreation in the Pacific Beach/Mission Bay communities. There also needs to be balances in environmental and recreation uses of Mission Bay Park

South Shores has vacant areas that can be better utilized for recreation uses.

PUBLIC COMMENTS

Scott Chipman stated that population increases will require more recreational opportunities.

Andrew Meyer stated that improved habitat and increased open space are also important amenities to go along with recreation for park visitors.

COMMITTEE MEMBER COMMENTS

Jeff Johnson is curious about the studies for South Shores – replies included toxic materials from the old landfill and that the San Diego River leaches into Mission Bay .

ADJOURNMENT – Chair, M. Bothwell adjourned the meeting at 7:53 p.m.

Notice of Next Regularly Scheduled Meeting: Tuesday, June 27, 2023 @ Paradise Point Resort

Respectfully Submitted, *Mike Rodrigues*, District Manager, Mission Bay Park