



De Anza Cove Amendment to the Mission Bay Park Master Plan

De Anza Natural

 De Anza
Natural
Planning Department

July 20, 2023
Parks & Recreation Board

The City of
**SAN
DIEGO** 



Project Area – Vicinity Map





The Role of a Master Plan

What it Does

- High-Level, 30-Year Vision
- Identifies General Land Uses
- Provides Policy Direction for Future Planning & Projects

What it Does Not Do

- Identify Specific Uses/Users
- Provides Construction Documents or Associated Technical Analysis
- End Public Input on Future Development



The Role of a Master Plan



City-Wide Planning Initiatives

Area-Specific Planning Initiatives

General Development Plan

Construction

public input



Project Timeline & Public Input

Ad Hoc Sub.

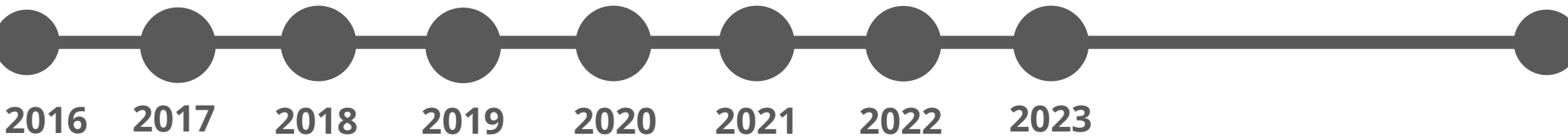
MBPC and P&RB



Concept Development

Release of Initial Concept

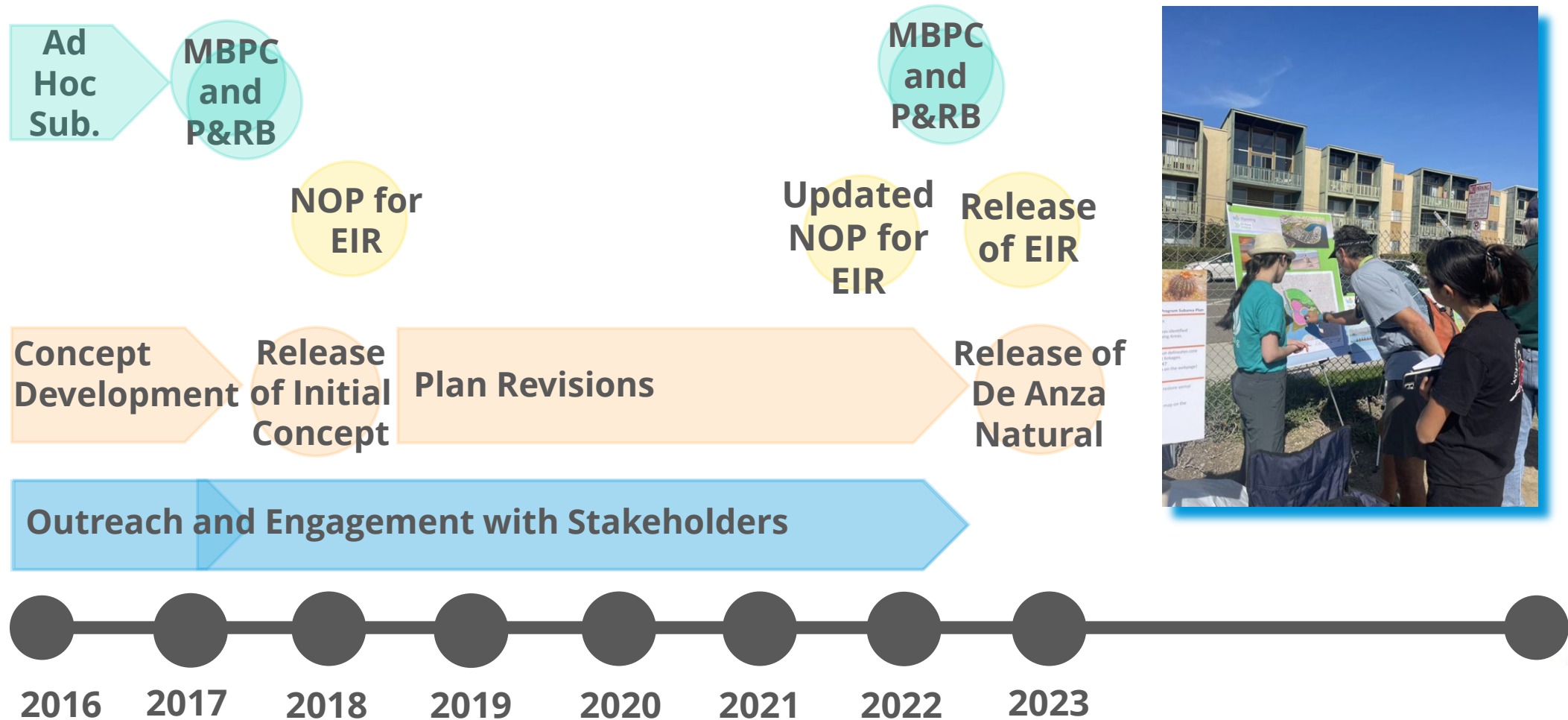
Outreach and Engagement with Stakeholders



2016 2017 2018 2019 2020 2021 2022 2023

MBPC = Mission Bay Park Committee,
P&RB = Parks & Recreation Board

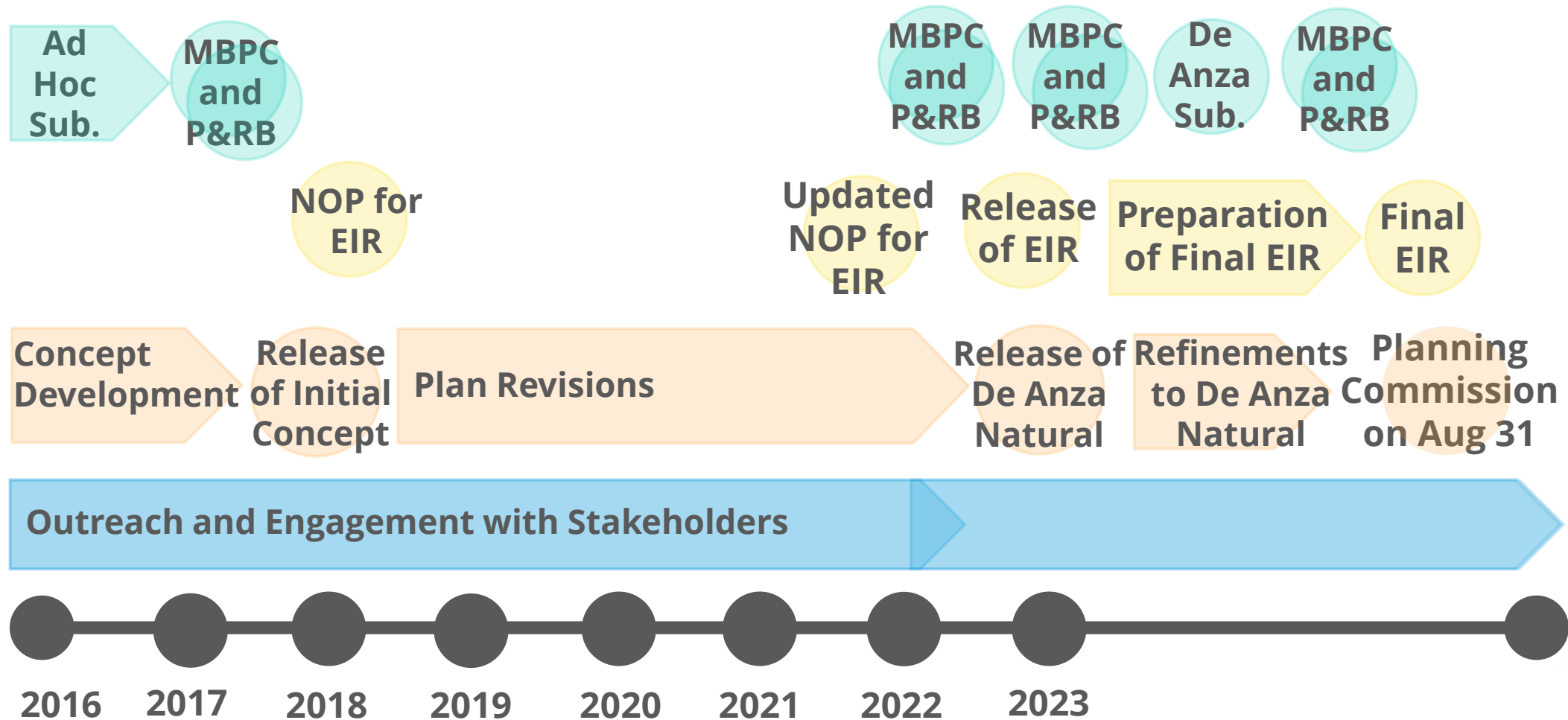
Project Timeline & Public Input



MBPC = Mission Bay Park Committee,
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Project Timeline & Public Input



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- LEGEND**
- Active Recreation 60.1 Acres
 - Regional Parklands 26.3 Acres
 - Open Beach 5.5 Acres
 - Low Cost Visitor Accommodations 48.5 Acres
 - Boat Facilities/Clubhouse 2.6 Acres
 - Interpretive Nature Center
 - Uplands (dune,sage) & Buffers 37.4 Acres
 - Wetlands 227.4 Acres
 - Wetlands at Former Camp and 30.7 Acres
 - Wetlands at Existing Kendall-Frost Marsh 78.9 Acres
 - Other new Wetlands 109.8 Acres
 - Shoreline
 - Water Course
 - Multi-Use Paths
 - Kendall-Frost Marsh Preserve
 - Vehicular Access Points
 - Potential Water Lease 1.0 Acres

JANUARY-APRIL Plan



previous plans - now superseded

**De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan**

5.0
ACRES

1 in = 0.17 miles

0 500 1,000 2,000 Feet

January 2023

A goal of De Anza Natural is maintaining or enhancing the existing community-serving public recreation facilities into the future through a GDP process. The City will work with the recreation groups to plan for the future of the facilities with design and phased 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.

Plan released in May

LEGEND

- Active Recreation 66.0 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accomodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 37.4 Acres
- Wetlands 225.2 Acres
 - Wetlands at Former Campland 33.9 Acres
 - Wetlands at Existing Kendall-Frost Marsh 86.8 Acres
 - Other new Wetlands 104.5 Acres
- Water Course
- Multi-Use Paths
- Kendall-Frost Marsh Preserve
- Vehicular Access Points
- Potential Water Lease 1.0 Acres



previous plans - now superseded

**De Anza Natural
De Anza Cove Amendment to the Mission Bay Park Master Plan
Figure 3: Site Plan**

May 22, 2023

5.0
ACRES

1 in = 0.17 miles

0 500 1,000 2,000

Feet

A goal of De Anza Natural is maintaining or enhancing the existing community-serving public recreation facilities into the future through a GDP process. The City will work with the recreation groups to plan for the future of the facilities with design and phased 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.

LEGEND

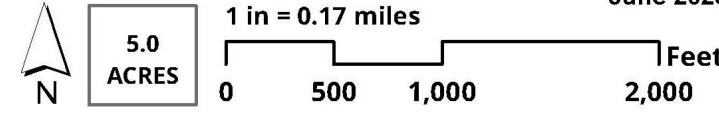
- Active Recreation 66.5 Acres
- Regional Parklands 23.4 Acres
- Open Beach 5.5 Acres
- Low Cost Visitor Accommodations 48.5 Acres
- Boat Facilities 2.6 Acres
- Interpretive Nature Center
- Uplands 36.7 Acres
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De Anza Natural

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Figure 3: Site Plan



June 2023

Date: 6/12/2023 Document Path: B:\GIS\GIS_Prog\amend\MapDocs\MapDocs\MissionBayPark_06062023\Final_Figure_03_DeAnzaNatural_2023060610.mxd



Recreation

Existing Today:
66 acres w/ Boat & Ski Club

De Anza Natural (3/23):
60.1 acres

De Anza Natural (5/23):
66 acres

**De Anza Natural (6/23):
66.5 acres**



Public Input Summary

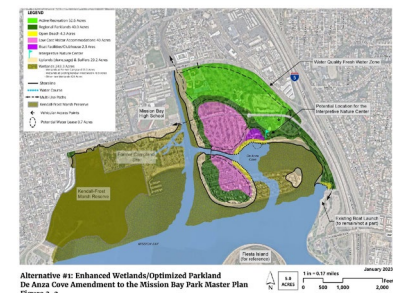
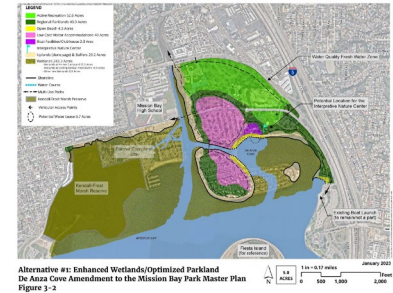


What We've Heard | What We've Done

| | | |
|---|---|--|
| Accommodate Existing Recreation Users & Don't Displace without New Facilities | > | No Net Loss of Active Recreation Acreage & Added Policy Language Regarding Phasing |
| Support for Camping | > | Included in Low-Cost Visitor Accommodation |
| Provide Public Access without Impacting Recreation Uses | > | Multi-Use Path with Specific Alignment Deferred to General Development Plan |
| Keep Boat & Ski Club | > | Included in GDP Process for South Shores |
| Expand Wetland Restoration and Specify Wetland Habitats | > | Added Policy Language Regarding Future Analyses and Management Plan |
| Concern Regarding Motorized Boats in De Anza Cove & Channels | > | Added Policy Language Regarding Intent for Non-Motorized Use |
| Sea Level Rise Analysis Needed | > | Currently in Development and will be Included in Final PEIR |
| Additional Technical Studies and Analysis Needed | > | Added Policy Language Regarding Future Technical Studies as Part of GDP Process |

Programmatic Environmental Impact Report (PEIR)

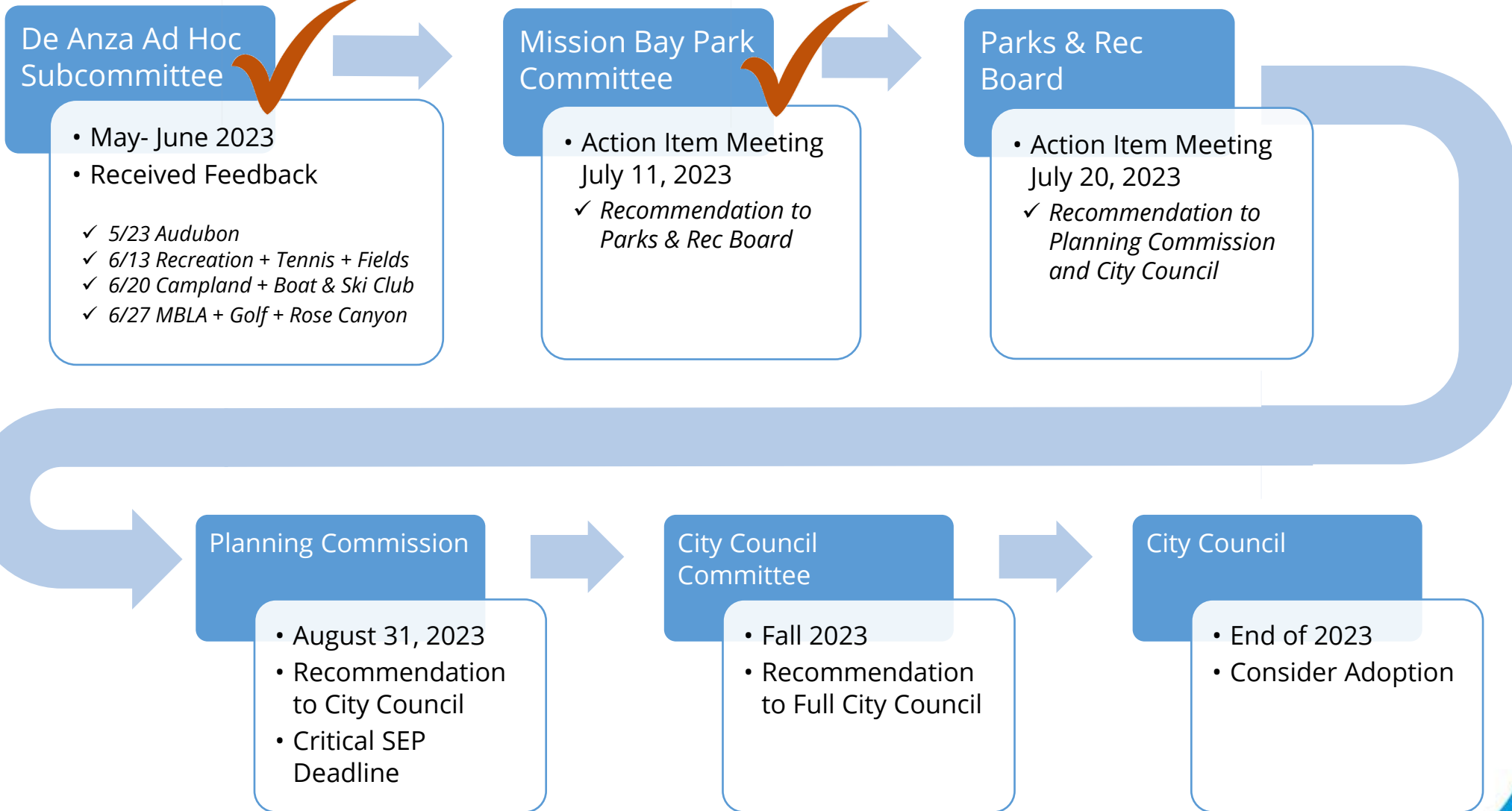
- Draft PEIR public comment period closed on April 20, 2023.
- Comments and responses that relate to the environmental effects of the project will be included in the Final PEIR.
- Preparing final refinements and edits in response to public and agency comments, including:
 - Preparing a detailed sea level rise analysis.
 - Clarifying that subsequent environmental analysis and review will be required.
 - Adding clarifying edits to the biological resources section, report, and mitigation measures.
- Final PEIR will be released prior to the Planning Commission hearing of August 31, 2023.



Requirements of Supplemental Environmental Project (SEP)

- SEP Required by a 2020 Settlement Agreement
- Comprised of Three Parts:
 1. Expanded wetland restoration alternative in the De Anza Natural PEIR.
 - ✓ 2. Technical studies to supplement the Mission Bay Park Improvement Plan PEIR and Rose Creek Preliminary Engineering Report.
 3. Planning and implementation of Kendall Frost Reserve restoration.
- Deadline of October 21, 2023
 - Extensions may only be requested and granted due to circumstances beyond the City's control.
 - Extension was requested and granted for Kendall Frost Reserve Restoration due to permits required by California Coastal Commission.
 - Financial penalty of \$1.25M for non-compliance.

Remaining Project Schedule



Benefits of De Anza Natural



Provides Community-Serving Recreation

- ✓ Maintains active recreation acreage that serves over 200K users per year
- ✓ Community-based facilities for a growing population



Adds 138 Acres of Wetlands

- ✓ Increases habitat for sensitive species
- ✓ Improves water quality
- ✓ Furthers City's climate & resilience goals
- ✓ Exceeds past goals by over 100 acres



Continues Low-Cost Visitor Accommodations

- ✓ Provides 48.5 acres and access to boating and nature
- ✓ Provides access to affordable overnight accommodations in the coast