



Date of Notice: January 11, 2022

**REVISED PUBLIC NOTICE OF PREPARATION OF A  
PROGRAM ENVIRONMENTAL IMPACT REPORT  
AND  
A SCOPING MEETING  
PLANNING DEPARTMENT**

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**PUBLIC NOTICE:** The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with CEQA. This Revised Notice of Preparation (NOP) of a PEIR and Scoping Meeting was publicly noticed and distributed on **Tuesday, January 11, 2022**. This notice was published in the San Diego Daily Transcript and placed on the City's Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa> and on the City's CEQA website at: <https://www.sandiego.gov/ceqa/meetings>.

**SCOPING MEETING:** The City of San Diego will hold a public scoping meeting on **Monday, January 24, 2022, from 4:00 to 5:30 PM** online via Zoom. **Please note that depending on the number of attendees the meeting could end earlier than 5:30 PM.** The public scoping meeting can be accessed at: <https://us06web.zoom.us/j/81149830815?pwd=SVZmOEUxSzFoc2dpV3VMTmZlYWVpdz09>. Go to "Join a Meeting." Meeting ID: **811 4983 0815** Passcode: **515128**. To access the webinar via phone, please call **+1 669 900 6833** and enter the meeting information.

Written comments regarding the proposed PEIR's scope and alternatives can be sent to the following address: Jordan Moore, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line. All comments must be received no later than **Thursday, February 10, 2022**. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME:** De Anza Natural (Amendment to the Mission Bay Park Master Plan)

**SCH No.:** 2018061024

**LOCATION:** Mission Bay Park – De Anza Cove

**COMMUNITY PLANNING AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

**History of the Project**

The City of San Diego Planning Department circulated an NOP for the De Anza Cove Amendment to the Mission Bay Park Master Plan from June 11, 2018 to July 11, 2018. The proposed land use plan described in the 2018 NOP included guest housing, regional parkland, natural recreation, expanded marshland/habitat, upland/developed areas, coastal landscape, potential lease areas,

boat rental/water areas, a water lease, athletic fields and tennis courts, open beach, the Mission Bay Golf Course, a ranger station, water quality design features, and a multi-use path and pedestrian access.

Based on the feedback heard on the plan since the original NOP was released in 2018, the modified project – De Anza Natural – envisions a balanced land use plan that serves the local and regional recreation needs of the public while preserving the natural resources of the De Anza Cove area. De Anza Natural includes expanded wetlands which will help restore and enhance the existing natural wetland habitat while providing a nature-based solution to protect the City against the risks of climate change, in line with its Climate Resilient SD Plan. The expanded wetland area will include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The diversity of wetland habitat types will increase biodiversity, provide increased opportunities for recreational enjoyment and education, as well as future research opportunities into the carbon sequestration potential of wetlands and increased climate resiliency. De Anza Natural will enhance the existing regional parkland through new facilities that will allow for a variety of recreational uses as well as low-cost visitor accommodations that will be accessible to all visitors of Mission Bay Park. De Anza Natural will also recognize the history and ancestral homelands of the Iipay-Tipay Kumeyaay people, providing opportunities to partner and collaborate on the planning and restoration of the area. This NOP is for a draft PEIR that will evaluate the modified project – De Anza Natural.

### **Project Area**

The proposed project area is in the northeast corner of Mission Bay Park in the City of San Diego; see Figure 1, Regional Location Map and Figure 2, Vicinity Map. The proposed project area includes existing land uses including the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (Preserve), guest housing, athletic fields and tennis courts, a golf course, regional parkland, and the De Anza Cove Area, which is identified as the De Anza Special Study Area in the Mission Bay Park Master Plan (Master Plan).

The Preserve is bordered on the west and north by residential development and roadways, on the east by existing guest housing, and on the south by Mission Bay. The Preserve consists mostly of vegetated wetland. The guest housing is located on City-owned land currently leased and operated privately and consists of recreational vehicle (RV) and tent camping areas. The De Anza Cove Area is located directly to the east of the guest housing and Rose Creek, and south of North Mission Bay Drive. The De Anza Cove Area consists of a vacant mobile home park and supporting infrastructure (e.g., roads, utilities, parking lots, driveways), an existing campground of approximately 200 RV sites, Mission Bay Regional Park, and a public beach and parking area. North Mission Bay Drive bisects the De Anza Cove Area and recreational areas to the north. The current recreational areas include the tennis club, athletic fields, and golf course.

### **Project Components**

The Master Plan recommends that the revitalization of De Anza Cove should serve regional recreation needs, including guest housing (recreational vehicles and other low cost camping facilities); contribute to the park's water quality, including creating additional wetlands; facilitate hydrologic improvements to safeguard the viability of marsh areas; provide a waterfront trail, viewing areas, and other passive recreational features to enhance public use of the area; and ensure leaseholds support the Mission Bay recreation use. The proposed project seeks to implement the recommendations of the Master Plan, and the proposed land uses are summarized below.

### **Climate Resiliency**

De Anza Natural would also include updates to the Master Plan to ensure consistency with the Climate Resilient SD Plan, and to plan for sea level rise, emphasizing nature-based solutions to

climate change.

### **Kendall-Frost Marsh Reserve/Northern Wildlife Preserve**

The proposed project would expand the existing Preserve to the east where guest housing currently exists and would replace the existing guest housing area with expanded marshland/habitat area as recommended in the adopted Master Plan; see Figure 3, Site Plan. The existing University of California San Diego (UCSD) Bio Research Field Station facility would remain, and the proposed project would allow a future environmental education and nature interpretation facility along Pacific Beach Drive within the Preserve.

### **De Anza Cove Area – North**

The northern and eastern portions of the proposed project area, which currently contain active recreational facilities, would continue to allow for these types of active recreational uses, which could include tennis, basketball, softball/baseball, soccer, and/or golf facilities. Specific active recreation uses at this site would be determined during future site planning efforts as part of a General Development Plan through a public process.

The proposed active recreation and aquatics facilities would be in the north section of the De Anza Cove Area, well-buffered from habitat. It is anticipated that the active recreation area would be home to existing uses, and a new potential use could include a City aquatics facility. Aquatics facilities typically include a 25-meter pool, outdoor decks, shade trellises, changing facilities/locker rooms, storage and vehicular areas and possibly a children's pool. Surface parking and access drives would serve both the Regional Parkland and Active Recreation areas. The specific recreation elements would be the subject of a future General Development Plan process.

### **De Anza Cove Area – South**

The De Anza Cove Area is located south of North Mission Bay Drive and east of the Rose Creek Channel. The land uses proposed within this area include low-cost visitor accommodations, regional parkland, wetland/marshland, upland areas, a potential non-motorized boat lease, and open beach and water quality features, which are further described below. See Figure 3, Site Plan.

#### *Low-Cost Visitor Accommodations*

The proposed project would replace the existing RV campground and vacant De Anza Mobile Home Park with new low-cost guest housing. The low-cost guest housing would allow for up to approximately 600 camping sites for RVs, cabins or other eco-friendly accommodations and associated open space and facilities consistent with camping accommodations. Camping-oriented ancillary facilities and amenities, such as food services/concessions, would also be provided on site. The lease area would include open beach and vegetated buffers at its periphery, in accordance with water quality Best Management Practices (BMPs) and the Master Plan. The guest housing leasehold would include public access to the multi-use bike/path.

#### *Regional Parkland and Open Beach*

The existing regional parkland area would be enhanced by new recreational amenities and opportunities. A supervised swimming beach area would be located at the open beach on the north shore north of De Anza Cove. The swimming area would be protected by buffers/safety measures that would separate the swimmers from the boat users. A non-motorized boat rental facility/dock potential lease would be publicly accessible from the regional parkland (east) side and from the guest housing (west) side. In the upper part of the area, recreational amenities would include a passive, open green area, and program elements such as sand volleyball, seating/picnicking areas, an "adventure play" area, and environmental education displays/kiosk along multi-use pathways. The regional parkland areas would also provide a natural setting for compatible bicycling, hiking, and passive recreational uses. A portion of the regional parkland

area along Pacific Beach Drive could serve as a nature-based ranger station or other interpretive area. Vegetation adjacent to upland and marsh habitats would buffer those habitats and the Preserve through the use of landform (berms) and native plantings. Surface parking would be provided for the regional parkland and open beach areas.

#### *Wetlands*

The proposed project would expand the existing wetland habitat to include many habitats, such as lower, middle, and upper marshes; mudflats; oyster beds; and open water. The new marshes would be located along the edges of and at the outfall of Rose Creek and would be located to accept existing storm drain water outfalls on the east side of De Anza Cove. Storm drain outfalls could also be located along Rose Creek to direct stormwaters to the marshlands, potentially improving the water quality. It is anticipated that natural and nature-based erosion control measures would be incorporated for controlling sediments and creating habitat niches. Design features such as oyster reef creation could serve as barriers to storms and tides, preventing erosion and protecting productive estuary waters. The expanded wetland habitat would create a natural interface with the De Anza Cove and nearby park areas in the proposed project area and would enhance water quality in Rose Creek and Mission Bay.

#### *Uplands and Buffers*

The upland areas would include a multi-use path with educational signage and, in some instances, mounded landforms. The mounded landforms would feature native coastal sage, dune and other native plants that would be seen and experienced from the waterfront multi-use path. This area would also include passive recreation amenities such as overlooks, pathways, picnic areas, and interpretive signs, which would complement the natural setting of the guest housing and the expanded beach areas on the cove. The upland plantings would serve as a buffer to the wetland habitats.

#### *Water Quality Design Features*

Water quality design features are proposed along the eastern edge of the proposed active recreation area, along the west side of West Mission Bay Drive. The proposed water quality zone would capture and treat storm water before flowing into Mission Bay. Additional water quality basins would be located to treat the entire proposed project area in accordance with local and state requirements. Additional water quality enhancing features would include vegetated areas bordering development areas to further reduce storm water contamination, including debris and sediment, from reaching Mission Bay. In addition to water quality detention basins, the proposed project would incorporate site-specific BMPs to enhance water quality and would incorporate storm drainage signage. As a further water quality-enhancing feature, the edges and outfall zones of Rose Creek would be revegetated with marshes, and the east side of De Anza Cove is proposed to be revegetated with marsh, wetland, and upland native plants.

#### *Surface Parking*

Surface parking areas would be located in conjunction with the athletic areas and within the footprint of the guest housing area. Additionally, surface parking lots accessible from North Mission Bay Drive and De Anza Road would serve the proposed recreation and aquatics areas and the regional parkland areas at De Anza Cove.

#### **Circulation and Access**

##### *Vehicular Access*

A new northern extension of De Anza Road would yield two vehicular access points for regional parkland and the south access to the active recreation area. Two additional vehicular access points are planned along a reconfigured western terminus of North Mission Bay Drive; at the terminus of North Mission Bay Drive, a south-bound driveway would provide vehicular access to the guest housing area's north entrance and a north-bound driveway would provide access to the

regional parkland. From the end of the terminus of North Mission Bay Drive, the multi-use/bike pathway would continue westward to connect with the Mike Gotch Memorial Bridge and the Rose Creek Bikeway. Athletic Fields Driveway, located on the southern leg of the Grand Avenue and Bond Street intersection and the northern point of entry for vehicles, would continue to provide direct access to De Anza Cove. This intersection is currently unsignalized but is planned to be signalized and reconfigured as part of the project to improve access. Three existing parking lots on North Mission Bay Drive east of De Anza Road, as well as De Anza Road, would provide access to the guest housing lease area, the open beach area, and regional parkland areas.

Vehicular access to the proposed project site would be provided by eight vehicular access points. Four of the vehicular access points are currently in operation. As part of redevelopment of the southern portion of the project site, the existing De Anza Cove recreational area/Mission Bay RV Resort driveway would be removed. The driveways that exist on the De Anza “boot” and within existing guest housing area would be removed. The existing parking lots/drives at the Mission Bay Golf course and the San Diego Mission Bay Boat and Ski Club would be removed.

#### *Watercraft Access*

Watercraft access is currently provided immediately east of the project area at the De Anza Boat Launch. In De Anza Cove, a small non-motorized boat lease area is proposed. The existing boat ramp in De Anza Cove would be removed, and nonmotorized personal watercraft would have access in De Anza Cove from the new potential boat lease, while motorized boats would have access to De Anza Cove near the boat ramp east of the project area.

#### *Bicycle and Pedestrian Circulation and Access*

Pedestrians and bicyclists can access the proposed project area via the Rose Creek Trail from the north. In addition, bicycles and pedestrians can use the Mike Gotch Memorial Bridge over Rose Creek and traverse the proposed project area completely in the east-west direction. The proposed waterfront trail would run along the perimeter of the proposed project area at De Anza Cove and would increase bike and pedestrian access throughout the park. On the east side of Rose Creek, an existing pedestrian pathway would be enhanced to allow for pedestrian and bicycle circulation and access. Due to school district fencing and perimeter control, there is no pedestrian or bicycle access to and from Mission Bay High School. Fencing also prevents access to the reserve.

An enhanced pedestrian and bike waterfront trail would be located within the “100-foot buffer/public use zone” along the east side of Rose Creek frontage, with the tennis courts and ball fields located east of the creek by other land uses and buffers. A proposed pedestrian and bike waterfront trail would enhance connectivity to the adjacent community, the Balboa Avenue Trolley Station, and to the greater Mission Bay Park. The pedestrian and bike waterfront trail would parallel the perimeter of the low-cost visitor accommodation area, offering viewing areas and overlooks of Rose Creek, the adjacent proposed/expanded habitat area and Mission Bay. The waterfront trail would connect the guest housing area with the regional park facilities, boat rental facilities and other neighborhoods east and west of De Anza, as well other parks uses to the south. In addition, water quality features would be located along the waterfront trail.

**APPLICANT:** City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

**RECOMMENDED FINDING:** Pursuant to CEQA Guidelines Section 15060(d), the proposed project may result in significant environmental impacts in the following areas: **Land Use; Air Quality; Biological Resources; Energy Conservation; Geologic Conditions; Greenhouse Gas Emissions; Health and Safety; Historical, Archaeological, and Tribal Cultural Resources; Hydrology/Water Quality; Noise; Paleontological Resources; Public Services and Facilities; Public Utilities; Transportation and Circulation; and Visual Effects and Neighborhood.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice in alternative format, call the

Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, please contact Jordan Moore at (619) 236-5061 or [JTMoore@sandiego.gov](mailto:JTMoore@sandiego.gov). For information regarding public meetings/hearings on this project, please contact the Project Manager, Scott Sandel, at (619) 235-5204 or [SSandel@sandiego.gov](mailto:SSandel@sandiego.gov). This Notice was published in the San Diego Daily Transcript and distributed on **Tuesday, January 11, 2022.**

Rebecca Malone  
Program Manager  
Planning Department

**ATTACHMENTS:**      Figure 1: Regional Location Map  
                             Figure 2: Vicinity Map  
                             Figure 3: Site Plan



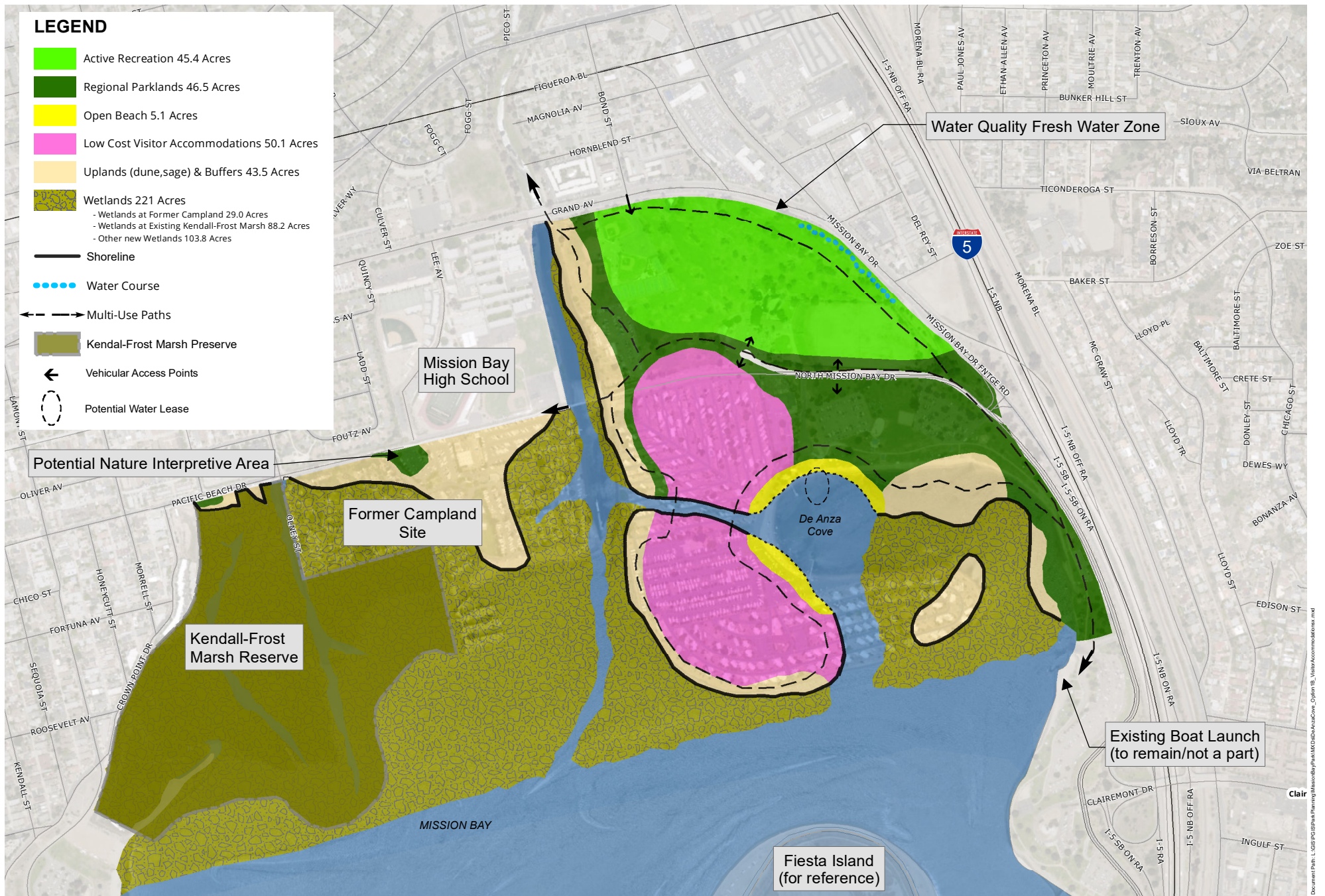
SOURCE: City San Diego 2018; ESRI 2018



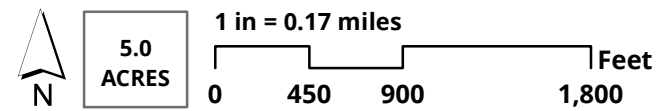
SOURCE: City San Diego 2018; SANGIS 2017, 2018

**FIGURE 2**  
Vicinity





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



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