

**Appendix H. Historical Resources Constraints
Technical Memorandum**

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MEMORANDUM

To: Jordan Moore, Senior Planner, City of San Diego
From: Kelsey Hawkins, Project Manager, Harris & Associates
RE: Revised De Anza Cove Amendment to the Mission Bay Park Master Plan – Historical Resources Constraints Memorandum
Date: March 6, 2023
Att: Figures; 1, 2019 Historical Resources Constraints Memorandum

A Historical Resources Constraints Memorandum for the De Anza Cove Amendment to the Mission Bay Park Master Plan was prepared by Dudek in March 2019. Since preparation of the Historical Resources Constraints Memorandum, the project has been revised to accommodate additional marshland habitat (De Anza Natural Amendment to the Mission Bay Park Master Plan). The purpose of this memorandum is to compare the components of the Updated Project (Proposed Project) to the Previous 2019 Project (2018 Proposal) to determine whether the Proposed Project would result in any historical resources impacts that were not addressed for the 2018 Proposal. The 2019 Historical Resources Constraints Memorandum for the 2018 Proposal is included as Attachment 1 to this memorandum.

Environmental Setting

The Proposed Project area is in the northeastern corner of Mission Bay Park in the City of San Diego (City) (Figure 1, Regional Location). The Proposed Project area is approximately 505.2 acres, including both land and water areas. It includes the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve (KFMR/NWP), Campland on the Bay (Campland), Pacific Beach Tennis Club, athletic fields, Mission Bay Golf Course and Practice Center, and De Anza Cove area, including a vacated mobile home park and supporting infrastructure, Mission Bay RV Resort, public park, public beach, parking, and water areas (Figure 2, Project Location). The Proposed Project area falls within the boundaries of Mission Bay Park, a regional park that serves San Diego residents and visitors.

Description of the Proposed Project

The Proposed Project is an amendment to the Mission Bay Park Master Plan (MBPMP) to update existing language in the MBPMP and add new language and recommendations pertaining to the project area to serve local and regional recreation needs while preserving and enhancing the natural resources of the De Anza Cove area. The Proposed Project expands the Proposed Project area's natural habitat and improves water quality through the creation of additional wetlands while implementing nature-based solutions to protect the City against the risk of climate change, in line with the City's Climate Resilient SD Plan. The Proposed Project would enhance the existing regional parkland by providing a variety of uses, including low-cost visitor guest accommodations (recreational vehicles and other low-cost camping facilities), active and passive recreational opportunities to enhance public use of the area, and improvements to access to recreational uses. Finally, the Proposed Project would 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. The Proposed Project would include a combination of habitat restoration, active recreation, low-cost visitor guest accommodations, and open beach and regional parkland and would modify the open water portions of De Anza Cove (Figure 3, Site Plan). The proposed land use designations for the Proposed Project area are summarized in Table 1, Proposed Land Use Acreages.

The Proposed Project would include wetlands enhancement and restoration within the existing KFMR/NWP, the area currently occupied by Campland, the eastern side of Rose Creek, and the areas in De Anza Cove currently occupied by the vacated mobile home park and open water (Figure 3). The Proposed Project would provide a total of approximately 227.4 acres of wetlands, consisting of approximately 30.7 acres in the area currently occupied by Campland, approximately 86.8 acres of wetlands at the existing KFMR/NWP, and approximately 109.8 acres of other new wetlands. Approximately 37.4 acres of upland habitat, including dune, sage, and buffer area, would also be provided. Two new upland islands would be created: one in the area currently occupied by Campland and the other in the De Anza Cove area at the eastern terminus of the vacated mobile home park. Two possible locations for a new Interpretive Nature Center have been identified: one at the northwestern edge of the restoration area along Pacific Beach Drive and another within the regional parkland area just north of the open beach. The nature center and its parking/service areas would be buffered by native vegetation. The open water area of De Anza Cove would be increased to approximately 95.9 acres with the creation of new east and west outfalls that would allow water and sediment flows to proposed wetlands on either side of Rose Creek.

In addition, the Proposed Project would incorporate a range of active recreational uses on approximately 60.1 acres in the northeastern area of the Proposed Project area (Figure 3). A portion of the Mission Bay RV Resort and the vacated mobile home park would be replaced with approximately 48.5 acres of low-cost visitor guest accommodations land use. A new channel connecting Rose Creek to the De Anza Cove water area would be constructed at approximately Lilac Drive, creating a new island that would be accessed via two new bridges. Approximately 26.3 acres of regional parkland would be enhanced with new recreational amenities and opportunities. Three open beach areas totaling approximately 5.5 acres would be provided with access to De Anza Cove. The Proposed Project would also include approximately 2.6 acres for boat facilities and a clubhouse that could potentially be co-located with another user or public use. Two potential water lease locations would be located in the cove. Water quality design features are proposed along the edges of the active recreational areas. The proposed water quality detention basins would be of differing sizes and would capture and treat stormwater before flowing into Mission Bay. New water quality basins would be located to treat the entire Proposed Project area in accordance with local and state requirements.

Multi-use paths would be throughout areas proposed for active recreation, regional parkland, low-cost visitor guest accommodations, and dune and upland areas and along the beach shorelines. Vehicular access to the Proposed Project area would be provided from Pacific Beach Drive, Grand Avenue, and North Mission Bay Drive. Service roads, vehicular access, and parking would be in areas proposed for low-cost visitor guest accommodation, regional parkland, boating, and active recreation.

Table 1 also provides a comparison of the Proposed Project's proposed land uses to the 2018 Proposal's proposed land uses, summarizing the changes in land use designations and acreages between the Proposed Project and the 2018 Proposal. Overall, the Proposed Project area (approximately 505.2 total acres) is larger compared to the 2018 Proposal area (approximately 457 total acres) because the Proposed Project would provide additional opportunities for habitat enhancement (open water). The Proposed Project includes additional enhancement and restoration opportunities, including approximately 177.9 acres of expanded marshland and upland habitat, compared to the approximately 131 acres of marshland and upland habitat under the 2018 Proposal. The additional wetland enhancement would occur on either side of the connection to Rose Creek and as part of the redesign of the open water portion of the Proposed Project area, which includes an approximately 40-acre increase in open water compared to the 2018 Proposal. In addition, the Proposed Project reduces the amount of active recreational activities and eliminates the 1-acre restaurant lease space. Overall, the Proposed Project provides more habitat restoration and greater protection of natural resources compared to the 2018 Proposal.

Table 1. Proposed Land Use Acreages

Land Use	Proposed Project (Acres)	2018 Proposal (Acres)
KFMR/NWP	86.8	90
Expanded Marshland/Habitat	140.5 ¹	124
Upland Habitat (Dune, Sage) and Buffer Area	37.4	—
Low-Cost Visitor Guest Accommodations	48.5	—
Guest Housing	—	50
Regional Parkland	26.3	8
Boat Facilities/Clubhouse	2.6	—
Interpretive Nature Center (1 Location) ²	—	—
Boat Rental Lease – Land	—	1
Boat Rental Lease – Water	—	4
Water Leases (2 Locations) ³	2.1	—
Active Recreation	60.1	Not a Part
Athletic Fields/Tennis, Golf Course, and Water Quality Design Feature	—	63
Open Water	95.9	55
Open Beach	5.5	7
Road ⁴	1.6	19
Natural Recreation	—	24
Upland/Developed	—	7
Coastal Landscape	—	4
Restaurant Lease	—	1
Total	505.2	457

Notes: KFMR/NWP = Kendall-Frost Marsh Reserve/Northern Wildlife Preserve

¹ Expanded wetlands includes approximately 30.7 acres currently occupied by Campland and approximately 109.8 acres of other new wetlands.

² Area for the Interpretive Nature Center has not been determined, and programming for the center is assumed to occur after adoption of the amendment as part of a future General Development Plan. Two alternative locations are shown, allowing for the final location to be determined in the General Development Plan process.

³ Lease areas overlap with other land uses; therefore, acreages are not included in the total.

⁴ Service roads, vehicular access, and parking would be in areas proposed for low-cost visitor guest accommodations, regional parkland, boating, and active recreation, subject to future design and subsequent approvals.

Thresholds of Significance

The 2018 Proposal was analyzed for each of the following potential impacts based on the City's California Environmental Quality Act (CEQA) Significance Determination Thresholds (City of San Diego 2022) and Appendix G of the CEQA Guidelines:

1. An alteration, including the adverse physical or aesthetic effects and/or the destruction of a historic building (including an architecturally significant building), structure, object or site

Impact 1: Would the project result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a historic building (including an architecturally significant building), structure, object or site?

Summary of 2018 Proposal Impacts

The 2019 Historical Resources Constraints Memorandum analyzed eight properties in the 2018 Proposal area and identified six of those properties as being over 45 years old. The 2019 Historical Resources Constraints Memorandum concluded that the City's Municipal Code, Section 143.0212, requires that prior to alteration or demolition, buildings and structures 45 years of age or older must be evaluated for historical significance to determine if the Proposed Project has the potential to impact historical resources. Therefore, each property over 45 years old within the 2018 Proposal area would need to be evaluated for historical and/or architectural significance in accordance with the City's Historical Resources regulations and Historical Resources Guidelines at the time of a future application, such as a building permit, demolition permit, entitlement, Public Project Assessment, or General Development Plan.

Proposed Project Consistency Evaluation

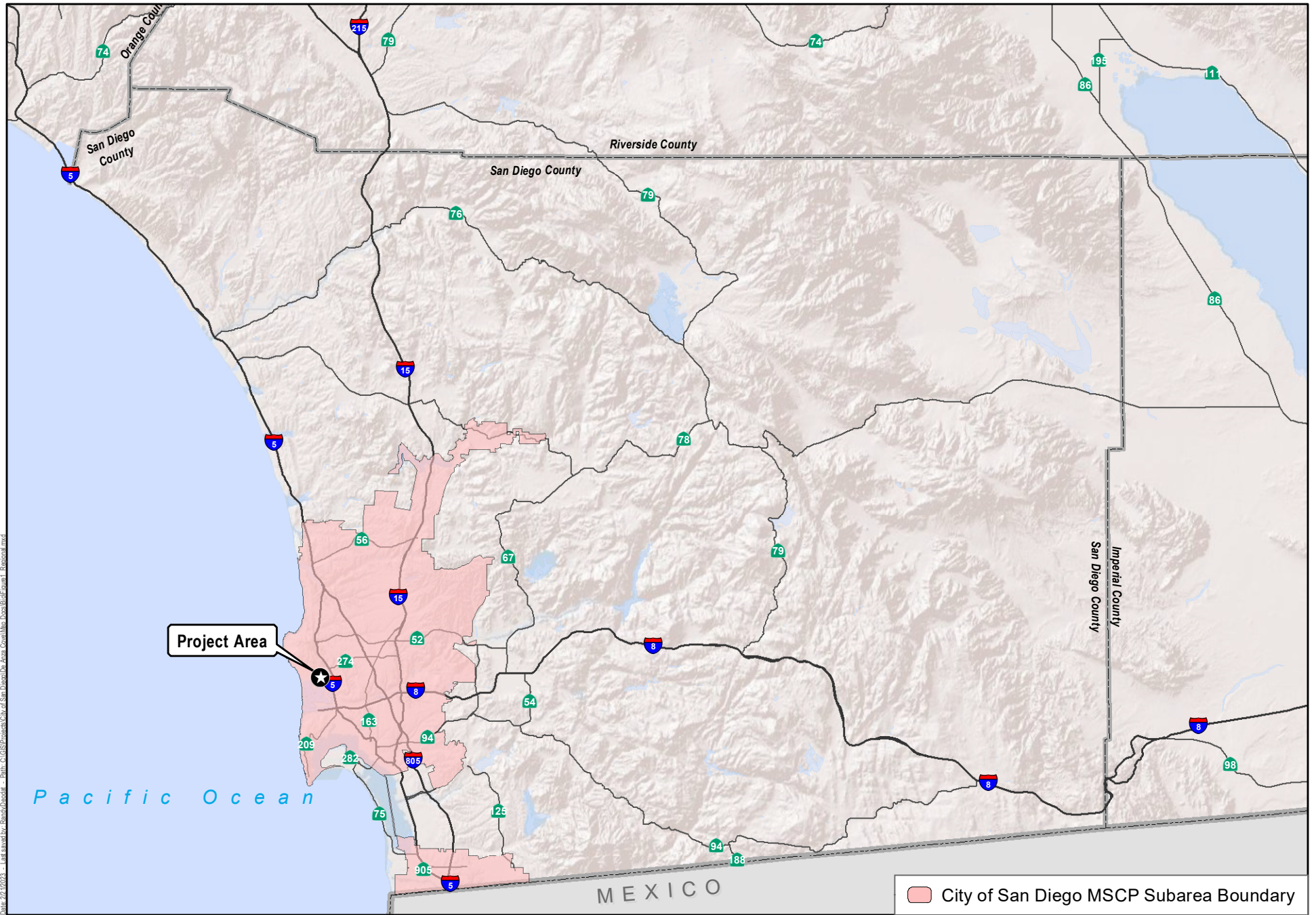
Although the Proposed Project includes additional acreage consisting of open water and enhanced wetlands, it is located in the same study area addressed in the 2019 Historical Resources Constraints Memorandum prepared for the 2018 Proposal. The same six buildings identified in the 2019 Historical Resources Constraints Memorandum are located within the proposed boundaries of the Proposed Project. Therefore, similar to the 2018 Proposal, each property over 45 years old within the Proposed Project area would need to be evaluated for historical and/or architectural significance in accordance with the City's Historical Resources regulations and Historical Resources Guidelines at the time of a future application, such as a building permit, demolition permit, entitlement, Public Project Assessment, or General Development Plan. Even after the application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources regulations, the degree of future impacts and the applicability, feasibility, and success of future avoidance measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historic buildings, structures, objects, and/or sites would be significant and unavoidable.

Summary

The Proposed Project, like the 2018 Proposal, could potentially result in significant and unavoidable impacts to historical resources.

References

City of San Diego. 2022. CEQA Significance Determination Thresholds. September. Accessed March 2023. https://www.sandiego.gov/sites/default/files/september_2022_ceqa_thresholds_final.pdf.



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Source: ESRI 2020.

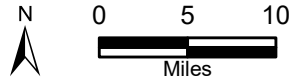


Figure 1
Regional Location



Source: SanGIS Imagery 2019.

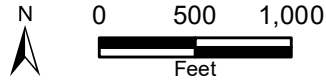


Figure 2
Project Location

De Anza Natural Amendment to the Mission Bay Park Master Plan



Source: City of San Diego 2023.

Figure 3
Site Plan

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Attachment 1. 2019 Historical Resources Constraints Memorandum

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MEMORANDUM

To: Scott Sandel, City of San Diego
From: Nicole Frank, MSHP, Architectural Historian and Samantha Murray, MA, Historic Built Environment Lead, Dudek
Subject: Historical Resources Constraints Analysis – De Anza Amendment to the Mission Bay Park Master Plan Project
Date: March 14, 2019
cc: Caitlin Munson, Environmental Planner, Dudek

Dudek completed a constraints analysis regarding potential historical resources within the proposed De Anza Amendment to the Mission Bay Park Master Plan Project (project). The project is located between Grand Avenue and Shore Drive, west of Interstate (I-) 5, within the Mission Bay Park Master Plan Area in the City of San Diego (City) in southern San Diego County, California. The project was analyzed at the program level in consideration of potential impacts to historical resources under Public Resources Code (PRC) Section 5024.1, Title 14 California Code of Regulations (CCR) Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines, and PRC Sections 21083.2 and 21084.1 CEQA and City of San Diego Municipal Code Section 143.0212.

Project Understanding

Dudek understands that the project would entail restoring portions of the site to a marshland habitat, expanding the existing Northern Wildlife Preserve to include all property west of the Rose Creek Channel and a yet-to-be-infilled section along the eastern edge of the channel. New proposed uses for land south of North Mission Bay Drive include guest housing, regional parkland, developed upland, coastal landscape, natural recreation, open beach, and two areas for a restaurant lease and a boat rental lease. To facilitate these new proposed uses, demolition and removal of the majority of existing facilities would be required. Proposed uses for land north of North Mission Bay Drive include a golf course with a new water quality design feature, athletic fields, and tennis courts. At this stage it is unclear whether the proposed uses for land north of the drive would require demolition or alteration to existing facilities.

The project area contains a total of seven properties, five of which contain built environment resources over 45 years old (Table 1).

Table 1. Properties within Project Area	
Current Name	Date of Construction
The Mission Bay Golf Course and Practice Center	c. 1955
The Pacific Beach Tennis Club and Bob McEvoy Youth Fields	c. 1961
The Mission Bay RV Resort	c. 1955
Mission Bay Boat and Ski Club	c. 1963
De Anza Cove Mobile Home Park	c. 1965
Campland on the Bay	c. 1969
De Anza Cove Park Public Restroom and Shower	1997-2001

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De Anza Cove Park Pavilion	1997-2001
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Methodology

Reconnaissance Survey

Dudek conducted a preliminary site survey on August 15, 2018, to identify potential historical resources within the project area. This entailed walking all accessible portions of the project area and taking notes and photographs of all visible historic built environment resources. Two areas were not accessible during the survey: 1) The Mission Bay RV Resort and 2) The southern portion of the De Anza Mobile Home Park. As such, no photographs are available for these portions of the project area

Cursory Background Research

Dudek conducted background research through the review of online historical newspapers in an effort to understand the development of each of the subject properties. These documents helped establish a timeline for each property including their construction date and original use. Additional documents such as the City of San Diego’s 2016 De Anza Revitalization Plan and websites associated with several of the project sites were also useful in understanding the size and history of the resources identified. Historic aerial photographs were reviewed via Nationwide Environmental Title Research LLC and UC Santa Barbra Aerial Photography Information FrameFinder to establish construction dates for several properties including the De Anza Cove Park Restroom, Shower and Pavilion.

Historic Overview of the Project Area

Mission Bay Park was originally a tidal marsh named False Bay by the Spanish explorer Juan Rodriguez Cabrillo in 1542. The San Diego River had historically rotated its end from either the San Diego Bay to the south or to False Bay to the north, until 1852 when the United States Army constructed a dike along the south side of the San Diego River to prevent it from shifting back into the Bay. This dike made False Bay an estuary outlet for San Diego River drainage, although within two years the dike failed. It was not until 1877 that the city built a permanent dam and straightened the river channel out to the ocean, giving the San Diego River its present configuration. The name Mission Bay was deemed more appropriate than False Bay because the area was the estuary at the mouth of the Mission Valley and was officially changed in 1915 (Webster 2017; CSD 2019).

Since as early as the late 1800s, Mission Bay has been used as a recreational area, visited mostly by sportsmen for duck hunting and fishing, with swimming and boating becoming popular in the Bay around the same time. Plans to turn the area into a formal recreational area began in 1914 when the Mission Beach Company announced a new residential and amusement tract on the peninsula between the Pacific Ocean and Mission Bay. Although work on this multi-use park was delayed by a lack of viable bridges, causeways, and opposition from locals. It was not until 1945 when the state transferred nearly 4,000 acres of tidelands in and around Mission Bay to the city and an additional 1,000 parcels were acquired independently, that the city announced official plans to develop Mission Bay as an aquatic park (Webster 2017; CSD 2019).

Making Mission Bay into an aquatic park was an economic decision made under the recommendation of the Chamber of Commerce. The intention was to diversify the City's economy, which in the 1940s was largely military based. In order for this to be completed, the marshland required a large amount of dredging and the movement of sand to create man-made landforms. In total, 25 million cubic yards of sand and silt were dredged to create the park. Another round of dredging began in November 1951 in order to create the De Anza Point section of the bay. By August 1952, 200-acres of the Bay up to what would eventually be the eastern extension of Grand Avenue in Pacific Beach were infilled. Three islands were made in Mission Bay through dredging including West Ski Island, Cabrillo Island, later named Fiesta Island and Tierra del Fuego and Vacation Island, which began as the 2,100 foot fill for the Mission Bay causeway in 1929 (Webster 2017; CSD 2019; Gabrielson 2002).

When the state of California transferred ownership of one-half of the Mission Bay Park to the City, it came with several restrictions, some of which were adopted by the Citizens of San Diego into the San Diego City Charter. Other oversight came from the California Coastal Commission in local planning and land use decisions. The limitations implemented included a ban on permanent residential development or any private ownership of land within the tidelands and a limit on commercial development of leaseholds of no more than 25% of the land area and 6.5% of the water area for private purposes. The overall goal of these restrictions was to retain the most of the area as a public recreational park. During the 1960s Point De Anza, Crown Point, Mission Beach, and Vacation Island displayed an increase in residential and hotel development. In 1964, SeaWorld San Diego opened on the southern point of Mission Bay further increasing the amount of tourism in the area along with other attractions such as Aqua Adventures for Kayaking and paddle boarding, Mission Bay Country Course and Golf Course, Belmont Park, public camping grounds, fishing and swimming (CSD 2019; Gabrielson 2002).

Resources Identified within the Project Area

The following built environment resources over 45 years old were identified within the project area (see Figure 1):

The Mission Bay Golf Course and Practice Center, 1955

The Mission Bay Golf Course is an 18-hole, par 58, 46-acre lighted golf course designed by Ted Robinson, former president of the American Society of Golf Course Architects. Robinson designed over 160 golf courses in his career after opening his practice in 1954. The majority of Robinson's courses are located in the western United States, Mexico, Japan, South Korea, and Indonesia. The Mission Bay course opened its gates on May 27, 1955 as a nine-hole course, which expanded to its current size in the early 1960s. Constructed on primarily marshland, the golf course's purpose was as a recreational facility to attract tourists and locals to the newly constructed Point De Anza. One of the courses highlights is that golfer Tiger Woods, won a Junior World title on the course. The buildings on the property include two Ranch style facility buildings, one with a side-gable roof, exposed rafters, and decorative tapered brick buttresses, and the other with a combination side-gable roof, board and batten siding and overhanging eaves with exposed rafters (Photographs 1 and 2) (Bonk 2008; CSD 2016).

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**Photograph 1 Mission Bay Golf Course and Practice Center Office, view to southwest,
IMG_20180622_110601**



**Photograph 2 Mission Bay Golf Course and Practice Center Auxiliary Building, view to
southwest, JFC_0732**

The Pacific Beach Tennis Club and Bob McEvoy Youth Fields, 1961

The Pacific Beach Tennis Club (PBTC) began in 1961 when a local group headed by Dr. James Grant raised the funds to construct six courts on land provided by the City. Subsequently, a small clubhouse and two additional courts were added to the facility along with the present day lighting system. The club is a nonprofit, which uses its funds to pay for supervision, maintenance, tennis activities and capital improvement expenditures. The facility provides a reception structure and warm-up area for public use. Throughout the year, the club hosts six tournaments, including four tournaments for juniors, adult leagues including Women’s League, the United States Tennis Association and World Team Tennis. Similarly to the Mission Bay Golf Course, the PBTC was constructed as a recreational facility to attract tourists and locals to the area. Also located on the site are the Bob McEvoy Youth Fields comprised of three baseball fields and one softball field. Buildings on the site include a metal front-gabled storage building with entry doors on the northeast elevation, and a restroom building with a flat roof and wide overhanging eaves built of concrete blocks (Photograph 3). The other buildings on site include eight concrete block dugouts four of which have vertical wood paneled angled roof additions (Photograph 4), five sets of concrete bleachers with metal pipe railing, and small brick building with a side-gable roof (Schwab 2016; PBTC 2019).



Photograph 3 The Pacific Beach Tennis Club and Bob McEvoy Youth Field Restroom, view to southwest, IMG_20180622_112703

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Photograph 4 The Pacific Beach Tennis Club and Bob McEvoy Youth Field Dugout, view to southeast, IMG_20180622_112853

The Mission Bay RV Resort, 1955

The Mission Bay RV Park is a public recreational vehicular camping area that includes approximately 240 spaces on 12.2 acres. As of 2016, the RV Park was in no danger of closing due to the \$3 million a year revenue it generates for the City. Due to the nature of the park as a non-permanent location for RVs rather than being a mobile home park, it has not been the subject of litigation like its neighbor the De Anza Cove Mobile Home Park (Garrick 2016). The intention of the Mission Bay RV Resort was to provide temporary spaces for people with recreational vehicles to stay overnight within a short distance of many of San Diego and Mission Bay’s tourist attractions. This park was the first campground on Point De Anza and came about when mobile RV’s were rising in popularity as an efficient way to travel with a family. On the site, there are four permanent structures. The first two are rectangular in plan with flat roofed restrooms, the third is a laundry facility with an overhanging flat roof and a rectangular plan, and the fourth is a hipped roof pavilion located on the north end of the property. The Mission Bay RV Resort was inaccessible at the time of Dudek’s pedestrian site survey on June 6, 2018 and no photographs are available.

De Anza Cove Mobile Home Park, 1965

The De Anza Cove Mobile Home Park is located immediately south of North Mission Drive, and is approximately 58.1 acres of parkland. The original intent for De Anza Point was for it to be a vacation-style resort and trailer park. Although, soon after opening its use changed from temporary residences into a permanent gated community. The State Lands Commission stepped in, ruling that this was an illegal use of the land, although laws passed in the interim made it harder to close residential trailer parks. What resulted was known as the Kapiloff bill, which allowed residents to stay in their houses until the original 50-year lease ran out (ECSD 2019). The primary building on the

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site is the De Anza Trailer Park visitor’s center which is International Style with a flat roof, exterior walls clad in thin concrete blocks with concrete block quoins painted white and decorate concrete screen block along the primary (south) elevation (Photograph 5). At the southern end of the park is a combined hipped roof building with composition shingles and a chimney clubhouse and a slightly hipped roof auxiliary building with a rectangular floor plan to its southeast. At the northern portion of the park there are seven flat roofed auxiliary structures located in the middle of every other road. The southern portion of the De Anza Mobile Home Park was inaccessible at the time of Dudek’s pedestrian site survey on June 6, 2018.



Campland on the Bay, 1969

Campland has been owned and operated by the same management team since 1977, when the lease was purchased by affiliates of the De Anza Group from a Florida insurance company called Peninsular Life Insurance Co. The original intention of Campland was to provide family-oriented recreation and entertainment in Mission Bay. One of the first projects undertaken by the management group was to plant over 1,000 trees; later they added an additional swimming pool, spa, and undertook updates to the Marina. Robert Platt, an architect from Minnesota who moved to San Diego in the 1950s, designed the original Campland. The natural landscape inspired Platt and he sought to keep the wildlife refuge borders intact while creating pedestrian walks and views of native birds. The overall goal was to create a desirable camping space, which was the basic unit of Campland (SDU 1969). Other updates include the addition of a Huff n’ Puff Park, the Super Site (private, luxury-style camping), a basketball court, a skateboard park, a dog park, the Central Park Stage, enclosed event space, the Market Mall Fountain, and significantly enhanced landscaping, electrical, sewer and water systems throughout the park (Campland.com 2019). In 1977, the length of stay at Campland could not exceed 30 days as a condition of the lease, but today the

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maximum stay is 21 nights. The intention of Campland to remain a temporary recreational campground for RVs has been maintained.

There are a total of nine buildings on the site. The first building serves as a game room and features a combination flat roof with three-mansard roof top additions clad in horizontal wood board; exterior walls clad with vertical wood board, and an arcade at the building’s northwest corner held up by concrete block pillars (Photograph 6). The second building on site is the administration building, which is one and a half stories tall and irregular in plan with vertical wood board siding and concrete pillars holding up the roof overhang. The administration building has a long arcade on its southeast elevation with concrete pillars holding up the exposed beam flat roof (Photograph 7). The third building is the two-story restroom facility located to the northwest of the administration building and displays a mansard roof with inset windows and vertical wood board cladding on the second floor, large exposed beams and concrete block below (Photograph 8). The building style and shape is repeated four additional times on the property in buildings four through seven. The eighth building is the water sports building, which is one-story in height and rectangular in plan with vertical wood siding with the southern section of the building displaying a horizontal wood-board mansard roof. The ninth building is the water sports rental building, which is one-story in height with a shed roof, vertical wood siding, a rectangular plan and a wooden awning on the northeast elevation (Photograph 9).



Photograph 6 Campland on the Bay Arcade Room, view to southeast, IMG_20180622_101423

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Photograph 7 Campland on the Bay Administration Building, view to northeast, IMG_20180622_090113



Photograph 8 Campland on the Bay Restroom, view to northwest, IMG_20180622_091442

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Photograph 9 Campland on the Bay Marina Building, view to southwest, IMG_20180622_104221

Mission Bay Boat and Ski Club, 1963

The Mission Bay Boat and Ski Club is a private club on 4.8 acres that is located north of North Mission Bay Drive. The purpose of the club is to provide education, knowledge, and skill in boating and water sports. Currently the area is used as a boat storage facility. During the 1970s, the club would host boat shows on the property, featuring in the water demo rides. The club would also host ski competitions in Mission Bay’s Pacific Passage, the inlet opposite Sea World. In 1975, the Mission Bay Boat and Ski Club received a five-year renewal of its lease from the City Council. The club was renting the space for \$625.80 per month (SDU 1975). There is one building on the property, which is one story and irregular in plan with a wide overhanging composition shingle mansard roof. Simple wood posts hold up the roof overhang and exterior walls are clad in vertical and board and batten wood. The main entrance is located on the west elevation below a Dutch gabled entrance canopy (Photographs 10 and 11).

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Photograph 10 Mission Bay Boat and Ski Club House, view to southwest, IMG_1287



Photograph 11 Mission Bay Boat and Ski Club House, view to west, IMG_1323

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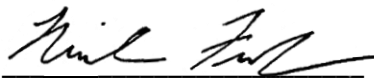
Findings and Recommendations

Cursory-level background research conducted on the project area indicates that there are five built environment resources over 45 years old within the project area.

San Diego Municipal Code Section 143.0212 requires that prior to alteration or demolition, buildings and structures 45 years of age or older must be evaluated for historical significance to determine if the proposed project has the potential to impact historical resources. Therefore, we recommend that each property over 45 years old within the project area be evaluated for historical and/or architectural significance in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines at the time of a future application such as a building permit, demolition permit, entitlement, Public Project Assessment or General Development Plan.

If you have any questions regarding this memo, please feel free to contact me (760.479.4863 or nfrank@dudek.com).

Sincerely,



Nicole Frank, MSHP
Architectural Historian



Samantha Murray, MA
Historic Built Environment Lead

Attachments:

Attachment A, Properties within Project Area over 45 Years Old

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