

2022 De Anza Natural



MBG NATURAL



Public Support



Expanding Marshland



Wildlife Habitat

“Fencing also prevents access to the reserve”
There has to be a better way.



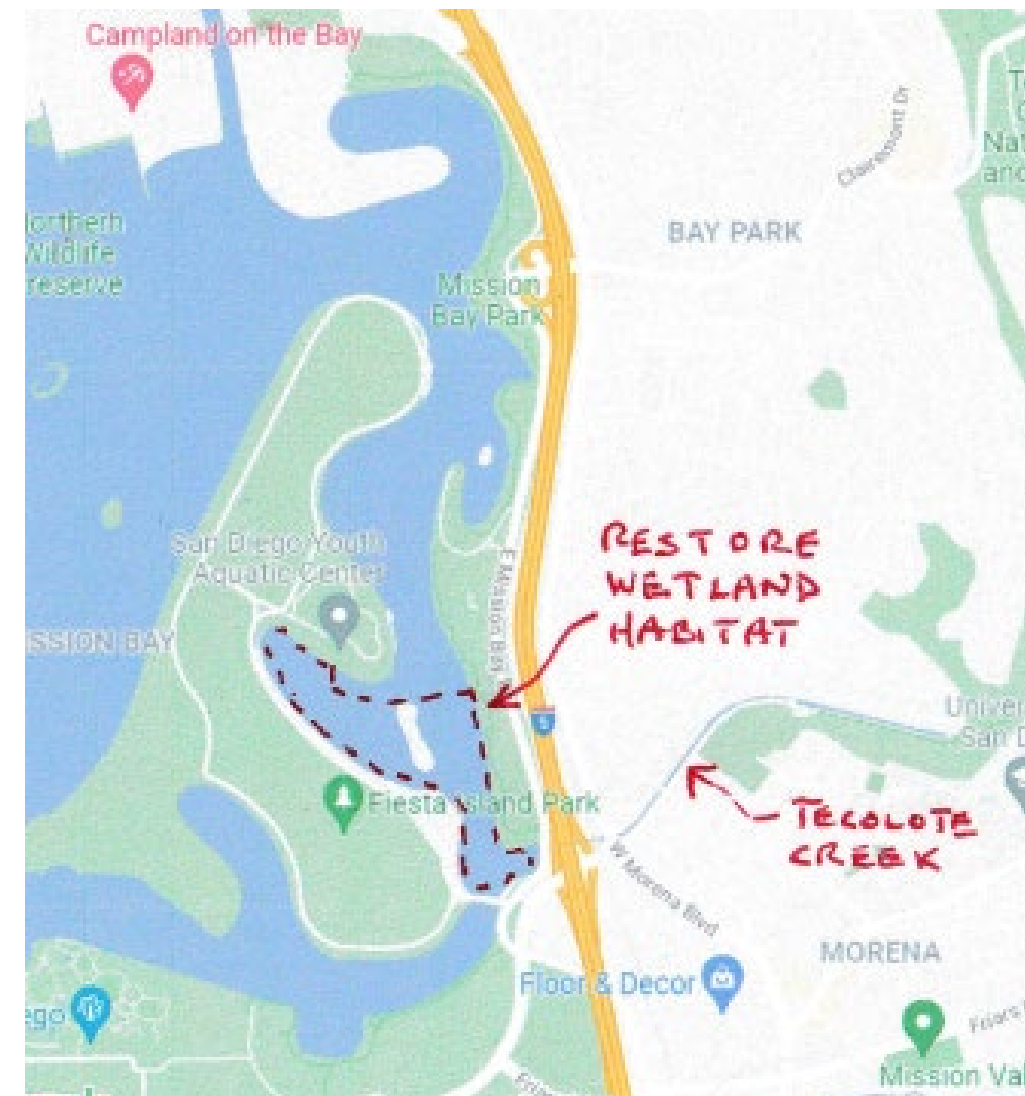
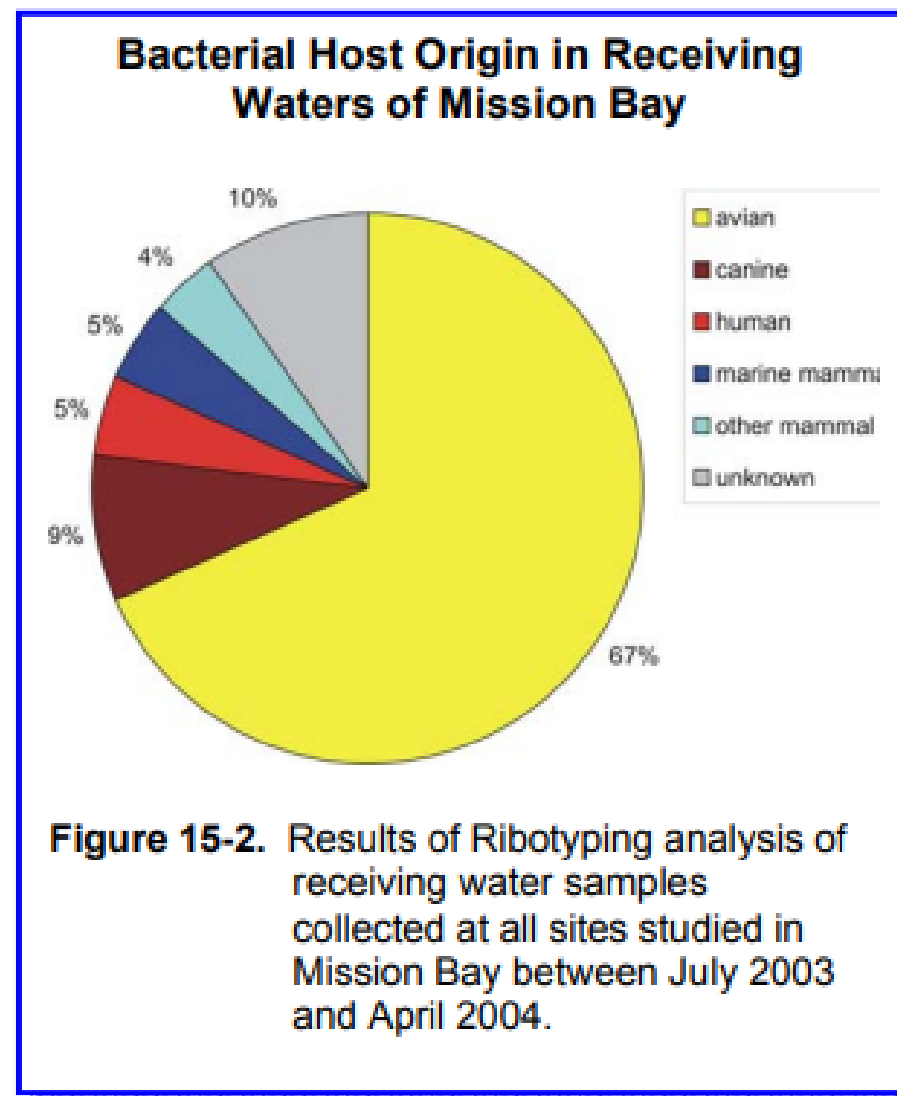
Water Quality



Expanded Marshland will act as a natural filter on the Rose Creek Watershed improving Mission Bay Water quality

Sources of Pollution

Another Marsh Opportunity



Nature Interpretive Center^{NEW}

Connecting the community with our local environmental treasures



Recreational

- Aquatic Center
- Parkland
- Bike Walking Paths
- Youth Fields
- Tennis Facilities
- Camping
- Golf Course
- Skate Park
- Amphitheater
- Marina
- Concessions



MISSION BAY

1000 ft 500 ft 100 ft

Aquatic Center^{NEW}

A home pool for Mission Bay High School Aquatics!



Mission Bay High School
Water Polo 2012-2013

Aquatic Center ^{NEW}

A great place for local families to enjoy



Park / Recreation Space



Biking/Walking Trails





Bike Paths

Connecting Communities

Connect De Anza Cove Park and Crown Point Park

Enhance and connect the Rose Creek Bike Trails with the Mission Bay Park Bike Trails

Create Easier Bike Access to Mission Bay / Pacific Beach from North Claremont, UCSD and University City



“Fencing also prevents
access to the reserve”

There has to be a better way.



A Path Around the Park
Should Stay Within the Park

Camping

Campland on the Bay 

50+%

of Campland Visitors are San Diego locals

Camping is an inexpensive alternative to local
hotels



Even More...

Improvements to Youth Fields

Improvements to Golf Course

Restaurant and Amphitheater

Skate Park

Rentals and Concessions



Educational

MBHS

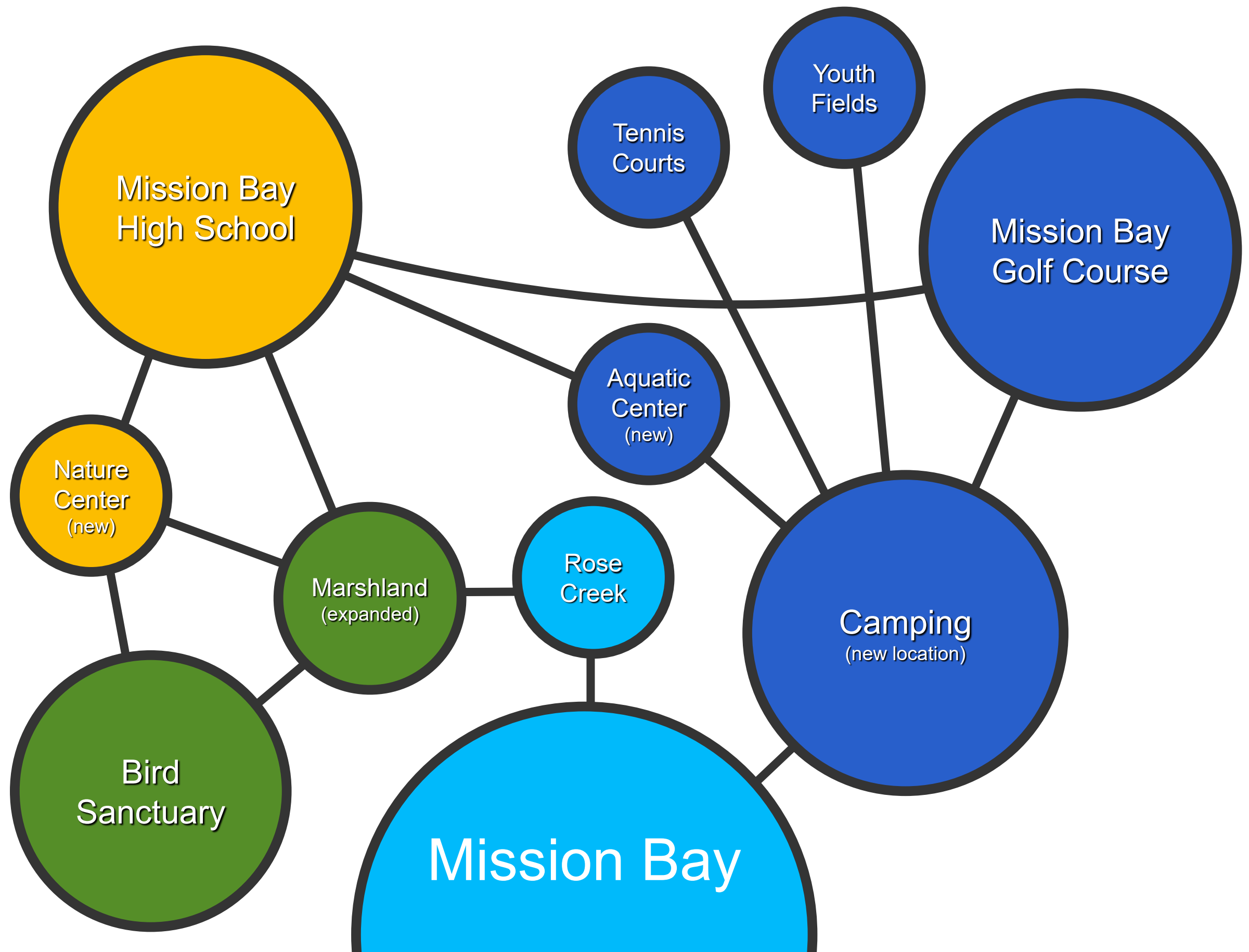
Nature Center

KENDALL-FROST
MARSH RESERVE
(EXPANSION)

MISSION BAY

1000 ft 500 ft 100 ft

TOMORROW



Project Funding

Who will pay for all of this?

1. The funding necessary to develop and enhance the new and existing recreational facilities
2. The funding necessary to create expanded marshlands and a recreated natural and healthy Rose Creek.



Project Funding

Who will pay for all of this?



1. Likely that the cost of facilities can be totally offset with no need for additional public funds.
2. The funding necessary to create expanded marshlands and a recreated natural and healthy Rose Creek?

The cost of creating marshland that is site balanced is currently about \$450k per acre.

About 180 acres x \$450k = \$81ml.

If material must be moved offsite the cost will skyrocket.

Press



Mission Bay Gateway Project has big vision - The Daily Transcript

By David L. Coddon,

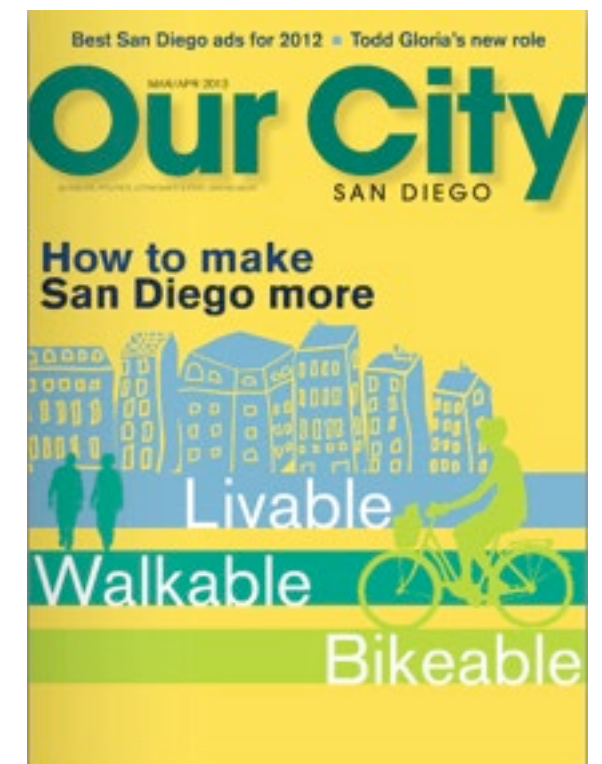
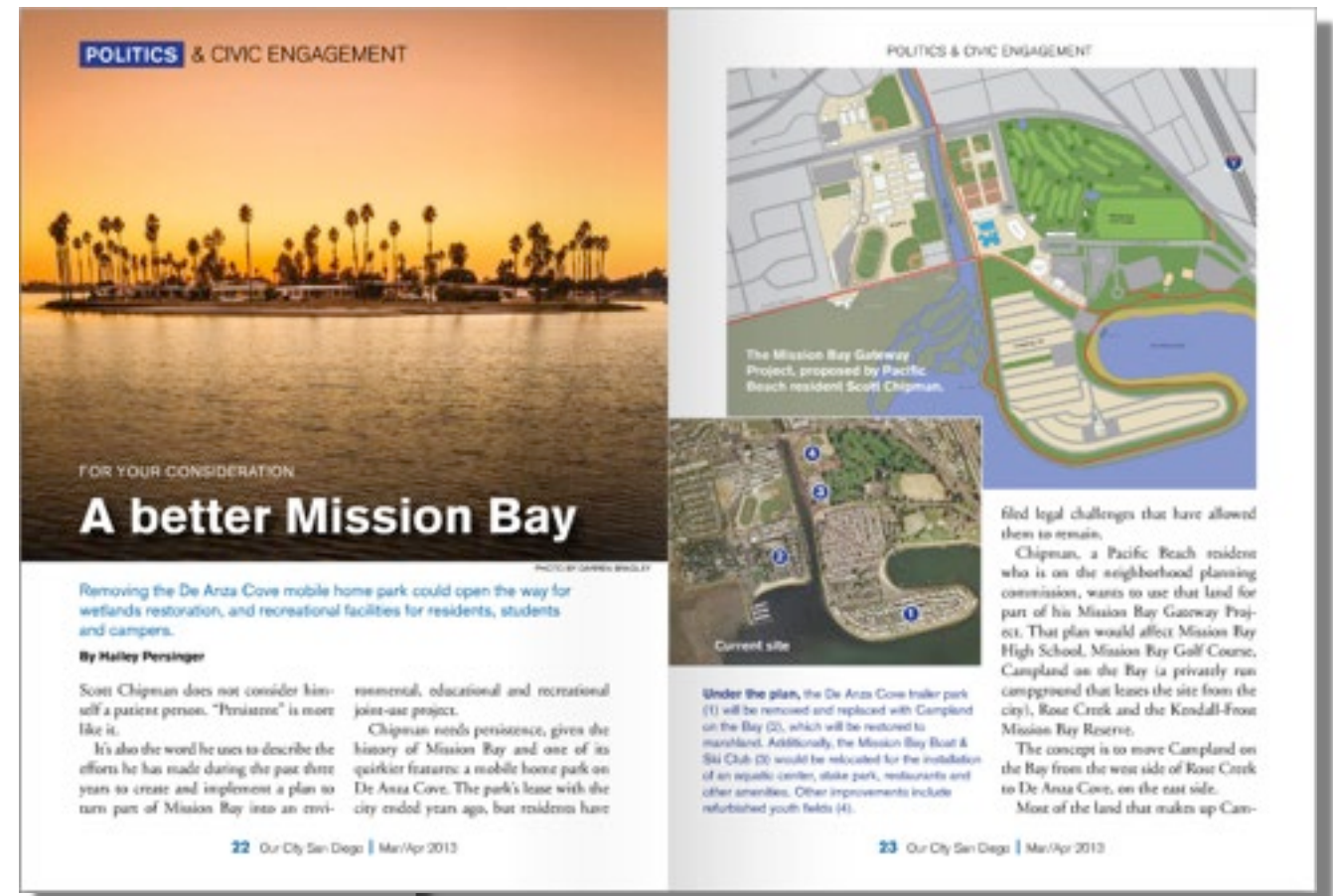
Wednesday, August 28, 2013

An idea 10 years in the making may be gaining traction: a sweeping redesign of the parkland surrounding one of San Diego's most popular recreational destinations, Mission Bay.

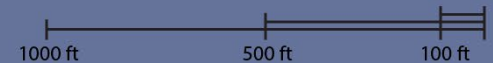
The Mission Gateway Project is the brainchild of Scott Chipman, a Pacific Beach resident who is also a member of the P.B. Planning Group and the P.B. Town Council. In spite of the still-recovering economy and a sticky situation with residents of the De Anza Mobile Home Park whose leases expired in 2003, Chipman is rallying support for his vision of Mission Bay in and out of City Hall.

Chipman calls the joint-use Mission Bay Gateway Project "an opportunity in terms of treating this whole corner of Mission Bay as one environmental, recreational and educational facility." The land is state-owned, and the city of San Diego is its custodian.

It includes Rose Creek, the marshland around the bay and its adjoining bird sanctuary, Mission Bay High School, the De Anza and Campland On The Bay sites, and recreational facilities like ball fields, the P.B. Tennis Club and the Mission Bay Golf Course. Among other things, the Gateway project envisions a nature interpretive center, three new miles of biking



MBG NATURAL



KENDALL-FROST
MARSH RESERVE
(EXPANSION)

MISSION BAY



Youth Fields

Tennis Courts

MB Golf Course

Mission Bay High School

New Marsh

Wildlife Preserve

De Anza Cove Park

New Marsh

Crown Point Park

Some Common Elements & Themes Between MBG and De Anza Natural (DAN)

- DAN – “envision[s] a balanced land use plan that serves the local and regional recreation needs ...while preserving natural resources.”
- “a variety of recreational uses as well as visitor accommodations”
- “recognize the history . . . of the . . . Kumeyaay people
- “provide waterfront trail, viewing areas and other passive recreational features” (without chain link and razor wire?)
- “a . . . pool, changing facilities/locker rooms”
- “surface parking and access drives”
- “food services/concessions”
- “access to the multi-use bike/path”

Some Common Elements & Themes Between MBG and De Anza Natural (DAN) (Continued)

- DAN – “would include passive, open green area and program elements such as sand volleyball, ...adventure play . . .
- “a nature-based ranger station or other interpretive area.”
- “Three existing parking lots would provide access to the guest housing lease area, the open beach area and regional parkland areas.”

Current Recreational Use/Hrs Per Year:

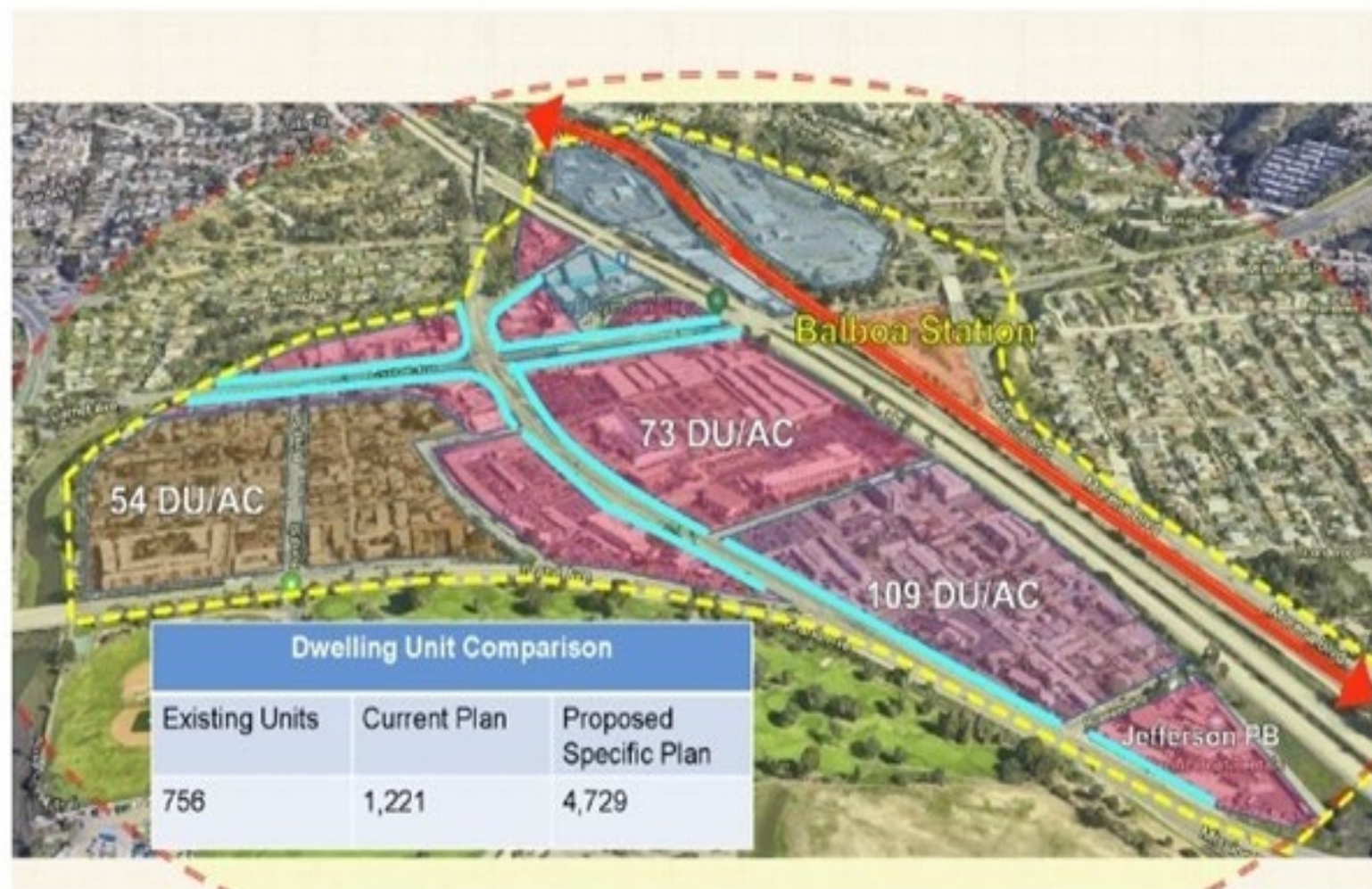
Activity	Description	Hours
Golf	100,000 Rounds	800,000
Driving Range	400,000	400,000
Soccer – Spring	344 Players	4,128
Fall	688 Players	17,250
All-Star		1,000
Baseball – Boys	135 Players 48 weeks 5 hrs/wk	777,600
Softball - Girls	45 Players 48 weeks 5 hrs/wk	259,200
Tennis	70 hrs/6 courts 52 weeks	65,520
Pickle Ball	16 hrs/8 courts 52 weeks	26,624
Total Hrs		2,351,322

Approximately 2.5 million recreational hours in established venues. Maybe that many or more hours in casual use such as playgrounds, picnicking, walking, skating, jogging, impromptu lawn games such as volleyball, Frisbee, catch, etc. None of that use should be reduced.

With an increase of about 4,000 dwelling units we can expect this area of the Mission Bay Corridor to have an increase in population of about 8,000 people. The De Anza area of Mission Bay is going to be needed as their community recreation area.

Land Use

The Specific Plan envisions a thriving, mixed-use urban environment that provides multiple opportunities for living and working near the Balboa Avenue Transit Station. The proposed land uses are depicted on the map below.



Mission Bay Gateway (MBG) Guiding Principles for the Final project:

- The project should be a balance of recreational, educational, and environmental needs.
- The project should include and improve all appropriate existing uses. No use should be eliminated or dramatically reduced.
- The project should be beneficial to the community, regional and local visitors and the environment.
- The project should include new facilities currently missing in Mission Bay Park and the community.

Guiding Principles (cont.)

- The project facilities should be public and joint use to benefit the most people and provide for the most use.
- The project should enhance and coordinate with the surrounding properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Kendall/Frost wetlands, relationships to Mission Bay High School, pedestrian paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.
- Utilize existing infrastructure to minimize construction costs and environmental impacts.



missionbaygateway.org



facebook.com/MissionBayGateway



scott@chipman.info

619 990 7480

Jordon Moore
City of San Diego Planning Department
Mission Bay Park Master Plan Amendment
De Anza Natural NOP: SCH 1018-061024

Mr. Moore or To Whom It May Concern,

The De Anza Natural Project has some key areas that need to be considered.

First, you seem to be analyzing a programmatic plan with very little specificity. That analysis can't be considered very accurate without significant additional information including but not limited to:

- **Public recreational hours** - The bubble diagram nature of the plan appears to shrink recreational venue space. After contacting leaders in each of the established venues we have determined that there are approximately 2.5 million hours/year of recreation occurring in this area.

Activity	Description	Hours
Golf	100,000 Rounds	800,000
Driving Range	400,000	400,000
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Mission Bay is a place of recreation with millions of recreational hours spent there each year. Recreation areas should be improved and expanded.

There are likely at least that many more hours in casual recreation occurring for activities such as walking, jogging, bike riding, picnicking, catch, lawn games, casual games of volleyball, etc. **How will those hours of need be measured and accommodated in the planning?**

Reducing the available space for recreation appears to pit recreational users against each other for space. There are two few areas for recreation now. The busiest, most used places on the bay are the golf course, the camping areas and the youth fields.

The areas to the North and the area to the East of Mission Bay Drive are being rezoned to increase the population of the area by approximately 8,000 residents. This area of

the bay needs to accommodate that increase in recreational park land and recreational venues.

With an increase of about 4,000 dwelling units we can expect this area of the Mission Bay Corridor to have an increase in population of about 8,000 people. The De Anza area of Mission Bay is going to be needed as their community recreation area.

Land Use

The Specific Plan envisions a thriving, mixed-use urban environment that provides multiple opportunities for living and working near the Balboa Avenue Transit Station. The proposed land uses are depicted on the map below.



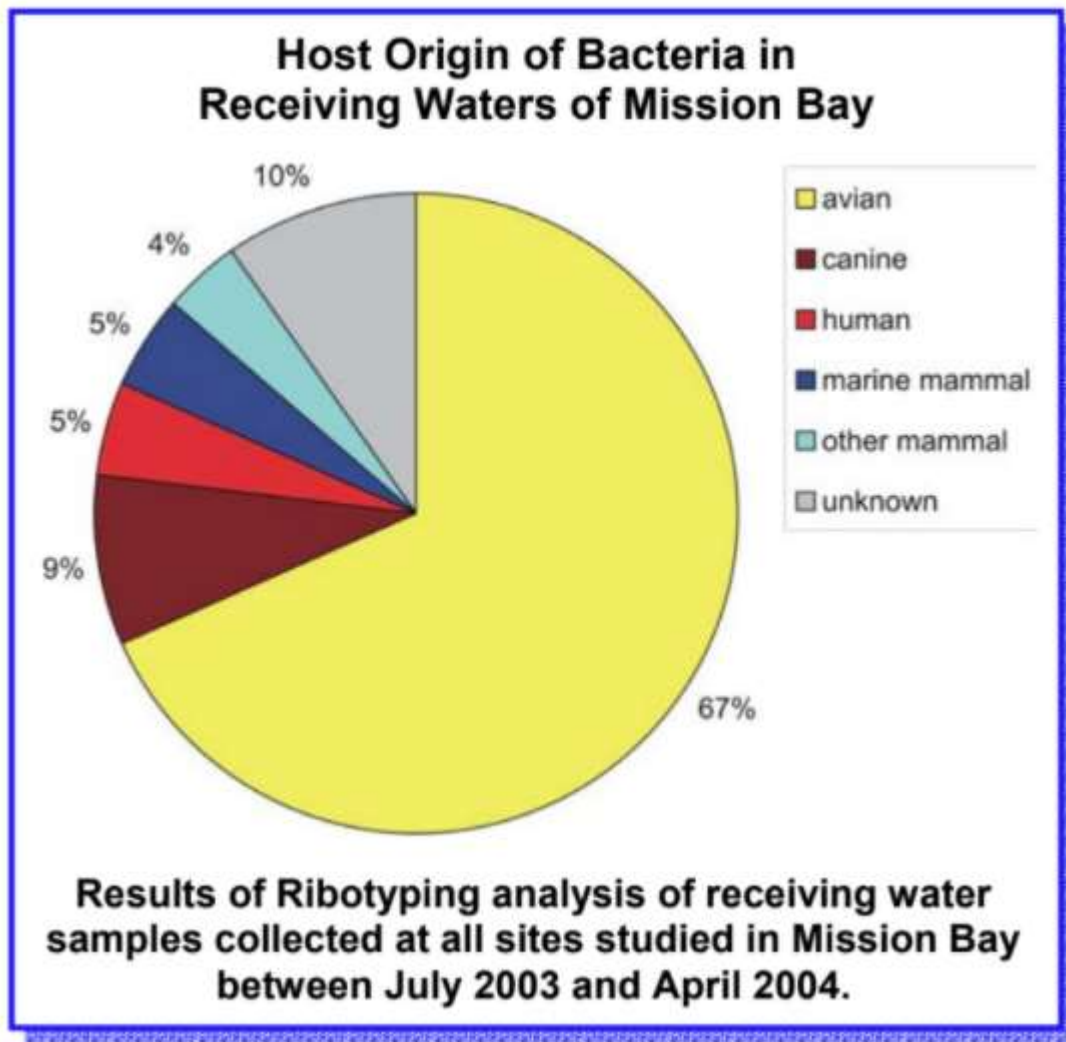
How will the recreational needs of the planned increase in population nearby be accommodated in the planning?

- **Beach & shoreline public access** – Currently there is beach and shoreline access all around De Anza Cove as well as at the Campland By The Bay facility. These beaches and shoreline are very easy access with parking nearby. The programmatic plan appears to dramatically reduce sandy shoreline with easy water entry. **How will the amount of sandy beach and easy shoreline access be retained or mitigated with the planning?**

- **Available overnight camping** – Currently there are approximately 1200 campsites. During high seasons virtually all campsites are full. Camping is the only low-cost opportunity to stay near the water in Mission Bay Park. The programmatic plan appears to reduced camping to somewhere near 600 campsites. **How will the current amount of low-cost overnight stay opportunities be maintained with the planning?**
- **The Pacific Beach Tennis Club** – This club has over 500 members and the courts often accommodate 32 pickle ball players for several hours in a row. With the increased popularity of pickle ball court time is now in short supply. The facility needs to renovated to have more courts and dedicated pickle ball courts. At a recent Mission Bay Park Committee Meeting over 100 pickle ball players came to request designated facilities. There is a natural synergy between pickle ball and tennis and lockers, showers and office facilities could/should be shared. **Please analyze how an expanded facility with shared uses might meet the increased demand for court time.**
- **An Aquatic Center** – The De Anza Natural Plan mentions a potential aquatic center. For years San Diego City Schools has had a “Pools for Schools” initiative. A shared use facility would fulfill that initiative as well as provide a community pool for Pacific Beach. The pool would be shared between the overnight visitors, regional visitors coming for day use, the community and the students. That center has the potential to share the locker/office lounge facilities with the tennis/pickleball facility creating a “beach and tennis” atmosphere. Many other communities in San Diego have pools and have had them for decades but not Pacific Beach. An Olympic size pool could also host major competitions. **Please analyze how a shared use aquatic facility could benefit the various constituent groups.**
- **The lighted 18-hole golf course** – The golf course has always been a very active recreational venue. Looking at all parking lots within Mission Bay Park you will observe the golf course lot to be the fullest virtually any day (and evening) of the year. This type of course serves young old, novice and experienced golfers day and night. It is unique to the region. Approximately 20 high school teams practice or play at Mission Bay Golf Course. In addition, soccer and disc golfers are now utilizing the facility increasing use. Recent emphasis on healthy outdoor recreation has made the course even more popular. **Does the programmatic plan retain the course at its approximate current size and number of available rounds? If not, how will any reduction be mitigated?**
- **Environmental impacts** – **What will be the carbon footprint and environmental impacts of moving tens of thousands of yards of soil? What will be the environmental impact of removing any soil in the area to lower land to sea level**

or below? Where would this soil be removed to? Please plan on analyzing the impact of any plan that moves soil or removes soil.

- **Bacterial pollution** – A very thorough study indicated that the number 1 origin of bacteria in Mission Bay comes from avian sources. Please include this study as part of your analysis as well as analyze the impact of increasing marshland/habitat with an increase in bird population. Much of the avian bacterial sources come from upstream sources of Rose and Tecolote Creeks. **Please consider impact of potential upstream capture basins to reduce water contamination of the bay.**



- Alternate location for marshland – The expansion of marshland/habitat at the current Campland By The Bay location has been a part of the Mission Bay Master Plan for decades. The expansion of marshland/habitat that further reduces recreation does not appear justified. Please analyze other locations for potential marshland/habitat

expansion that does not impact recreation. One potential location would be at the outfall of Tecolote Creek. This is an area that has and does contribute to pollution of the bay and it is an area with very low recreational use. The nearby child centric parkland could also provide overlooks nature demonstrations and path/trail head for interpretive nature walks. It could also be managed in conjunction with the Tecolote Canyon Natural Park Interpretive Center.

<https://www.friendsoftecolotecanyon.org/tecolote-nature-center>



- **Financial Costs and Impacts** – Reducing camping will seriously reduce revenue to the Mission Bay Park Fund. **What is the revenue reduction? Please analyze the financial cost of construction and the revenue generation compared to today.**

- Various plans have been provided over the years. We have been told several plans would be analyzed. **Please consider analyzing the Mission Bay Gateway Natural Plan as you move forward in your planning.**

Mission Bay Gateway:

- Retains, expands, and improves all recreation venues
- Demonstrates all activities and facilities can fit.
- Implements a shared use principle that allows recreational venues to be utilized by neighborhood residents, regional residents and overnight visitors traveling to the area. Also a shared use by city and local schools/students.
- Adds additional shared uses that are not currently existing such as:
 - Aquatic Center
 - Amphitheater
 - Skate Park
- Expands marshland
- Has the least amount of environmental impact as it moves the least amount of soil.
- Is the lowest cost project. Includes much of the construction costs into a 50-year lease with the lessee of the overnight guest accommodation facility.

The De Anza Natural Plan has great potential - potential to improve and potential to degrade. There is no reason this planning process should result in any losses of current activities, venues or recreational hours. Mission Bay Gateway proves that a new plan could be a win for the environment, recreation and education. A balanced plan can retain and improve what we have as well as expand and add much that we don't have.

Thank you in advance for your consideration.

Scott Chipman

Mission Bay Gateway

Advocate

619 990 7480

MissionBayGateway.org

Facebook.com/missionbaygateway



The Mission Bay Gateway is a recreational, educational, environmental joint use project to benefit San Diegans and visitors.

From: [Mark Sullivan](#)
To: [PLN_PlanningCEQA](#)
Cc: [Gloria, Todd \(External\)](#); [CouncilMember Joe LaCava](#); [Councilmember Jennifer Campbell](#); [CouncilMember Chris Cate](#); [Councilmember Stephen Whitburn](#); billybonelli@gmail.com; [Justin Weber](#); [Zaiser, Kohta](#); [Cristine Holmer](#); bothwellm@me.com; general@pbtowncouncil.org; general@pbtowncouncil.org; tom@sdnews.com
Subject: [EXTERNAL] DeAnza Cove Amendment to MB Master Plan - Mission Bay Youth Field Association; NOP Comments
Date: Thursday, February 10, 2022 3:49:29 PM
Attachments: [2022-02-10 \(MBYA Letter re DeAnza\).pdf](#)
Importance: High

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Jordan,

Please accept the attached letter from the Mission Bay Youth Field Association as our organization official comments to the De Anza NOP.

The following executive summary is furnished as well.

The Mission Bay Youth Field Association (MBYFA), whose membership includes the Mission Bay Youth Baseball (MBYB) league, the Mission Bay Girls Softball (MBGS) league and the Pacific Youth Soccer League (PYSL) collectively operate, maintain and utilize the Bob McEvoy Youth Athletic Fields (Youth Fields).

These organizations operate exclusively at the Bob McEvoy Youth Athletic Fields (Youth Fields), maintain them and provide continuous year-round service to between 500 and 600 youth athletes between the ages of 6 and 16. The Youth Fields include three (3) youth baseball fields, one (1) youth softball field, a concession and bathroom facility with supporting features.

They were constructed on land donated to the City of San Diego by Bob McEvoy for the exclusive purpose of youth sports. The field's entry monument notes their dedication on May 11th, 1958 with the words **"Constructed For our Youth"**

The De Anza Cove Amendment to the Mission Bay Master Plan (De Anza Project) proposes to eliminate the existing Youth Fields in their entirety with no guarantee or specific plan for their in-kind replacement. There is no other alternative facility available for our leagues to operate.

We do not believe that the original land grant for these fields allows for their unmitigated elimination. Or, that a future, open ended GDP process will be able to mitigate and fund an \$18 to \$20 Million replacement of this fully developed, lighted and occupied Youth Athletic facility.

We believe that the City must evaluate alternatives which preserve the existing Youth Fields in their entirety and/or evaluate alternatives which specifically identify and program their in-kind replacement directly into the De Anza project.

Thank you for all of your efforts on our behalf. Please feel free to contact me with any questions, or requests for additional information, which you may have.

Mark Sullivan, Principal Engineer

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(858) 201-0027 (mobile)

Mission Bay Youth Field Association

Office of the Secretary
1271 Missouri Street
San Diego, CA 92109

February 10, 2022

City of San Diego, Planning Department
Atten: Ms. Jordan Moore
9485 Aero Drive, MS 413
San Diego, CA 92123

SUBJECT: DE ANZA COVE AMENDMENT TO THE MISSION BAY MASTER PLAN; NOTICE OF PUBLICATION (NOP) AND PROGRAMATIC ENVIRONMENTAL IMPACT REPORT (PEIR)

Re: Impact, Protection and Preservation of the Bob McEvoy Youth Athletic Fields

Dear Ms. Moore,

The Mission Bay Youth Field Association (MBYFA), whose membership includes the Mission Bay Youth Baseball (MBYB) league, the Mission Bay Girls Softball (MBGS) league and the Pacific Youth Soccer League (PYSL) collectively operate, maintain and utilize the Bob McEvoy Youth Athletic Fields (Youth Fields) subject to a Preferential, Non-Exclusive Use and Occupancy Permit with the City of San Diego.

These organizations operate exclusively at the Bob McEvoy Youth Athletic Fields (Youth Fields), maintain them and provide continuous year-round service to between 500 and 600 youth athletes between the ages of 6 and 16. This 8-acre community and regional field complex accommodates athletes across a broad area of our City including the La Jolla, Pacific Beach, Mission Bay, Clairemont, University City, North Park and Central San Diego communities. MBYFA has no other facility from which it operates.

The Youth Fields include three (3) youth baseball fields, one (1) youth softball field, a concession and bathroom facility with supporting features. **These fields were constructed on land donated to the City of San Diego by Bob McEvoy for the purpose of youth sports.** The field's entry monument notes its dedication on May 11th, 1958 with the words "**Constructed For our Youth**".

There is one baseball field each for Pinto league players (7-8 years old), Mustang league players (9-10) years old and our Bronco & Pony League (11-14) players. There is one (1) softball field which accommodates girls from the ages of 6 years old through 16 years old. All four (4) out-fields are shared by both boys and girls soccer when baseball and softball is not occurring. In the winter softball and soccer share the softball field and the lights which allows play to occur after sunset.

The larger baseball field and the softball field also host adult and senior leagues regularly. The softball field is one of only two lighted fields in the Pacific Beach / Mission Bay area. This which allows youth play to occur after 5:00 pm in the winter. Adult softball leagues use the lights to play from 7:00 pm to 11:00 pm most weekday nights in the summer and winter.


The De Anza Cove Amendment to the Mission Bay Master Plan (De Anza Project) proposes to eliminate the existing Youth Fields in their entirety. The larger baseball field and the softball field will be converted into a combination of Marsh, Wetlands, Coastal Dunes and a Multi-use Trail. The remaining portions of the Youth Fields are identified to be added to a future and currently unprogrammed, 44-acre Active Recreation area. The specific ultimate use of the Active Recreation area will be determined by a General Development Plan (GDP) process where the current Multi-use Field, Tennis Courts and Golf Course users will compete with other new potential uses (aquatic center) to secure a portion of a significantly reduced footprint of available athletic area.

MBYFA wants to make it clear to the City that the elimination of these Youth Fields cannot be allowed to happen. **The impacts associated with the destruction of these fields will result in the dissolution of these youth baseball, softball and soccer leagues.** MBYB and MBGS operate exclusively at this facility. PYSL utilizes this facility for approximately 30% to 40% of its activities. **There is no other alternative facility available for our leagues to operate.**

The Bob McEvoy Youth Athletic Fields are unique in their four-field clover leaf configuration, which provides dedicated parking, allows families gather behind the backstops and around the concession building to watch their boys and girls play ball, while their younger siblings play four-square and wall ball after school and on game days. **We do not believe that the original land grant for these fields allows for their unmitigated elimination. Or, that a future, open ended GDP process will be able to mitigate and fund an \$18 to \$20 Million replacement of this fully developed, lighted and occupied Youth Athletic facility.** We believe that the City must evaluate alternatives which preserve the existing Youth Fields in their entirety and evaluate alternatives which specifically identify and program their in-kind replacement directly into the De Anza project.

Please feel free to contact with any questions or requests for additional information which you may have.

Sincerely,



Billy Bonilli,
Chairman, Mission Bay Youth Athletic Field Association
President, Mission Bay Boys Baseball



Justin Weber
Vice Chairman, Mission Bay Youth Athletic Field Association
President, Pacific Youth Soccer League

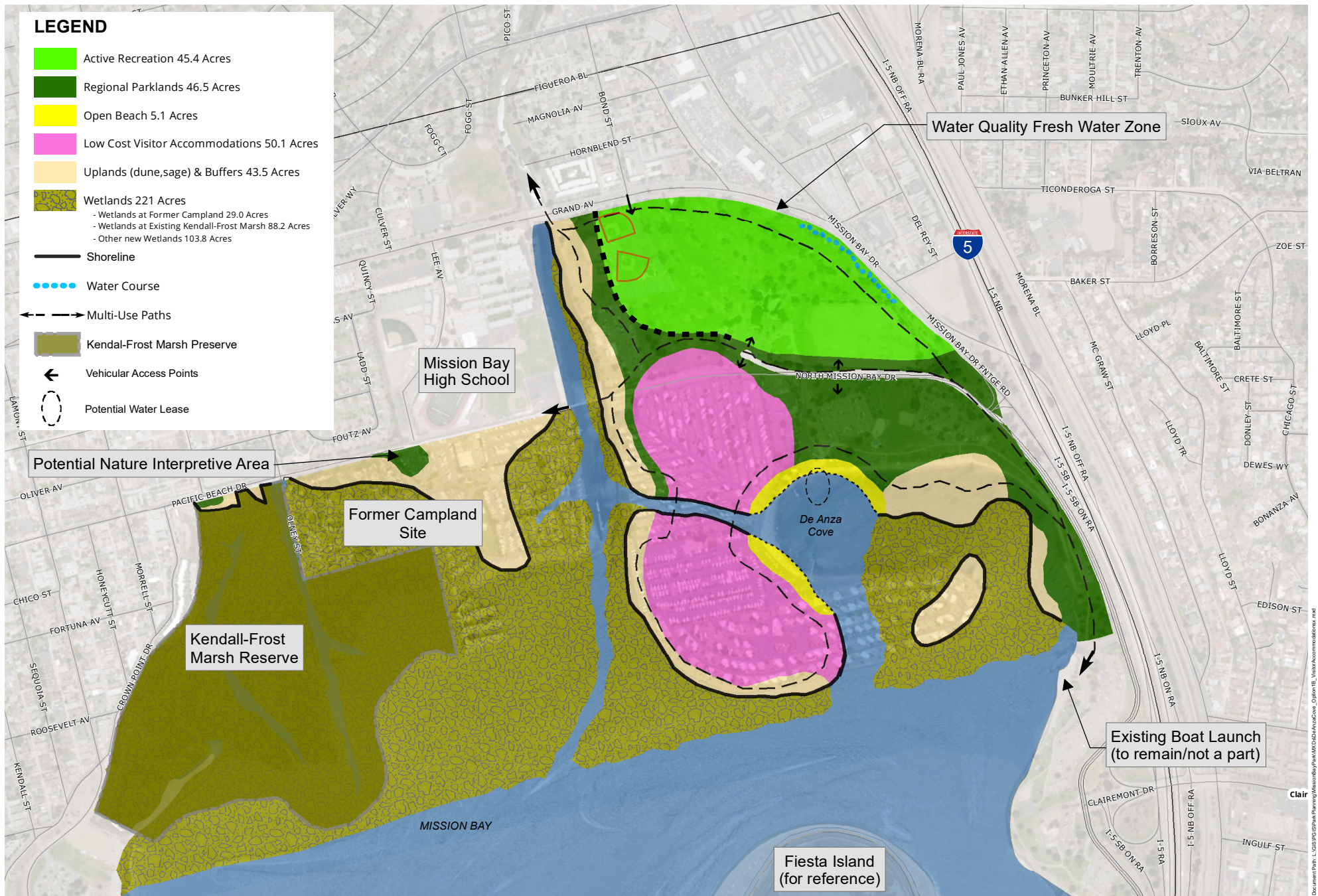


Mark Sullivan
Secretary, Mission Bay Youth Athletic Field Association
Board Member, Mission Bay Girls Softball

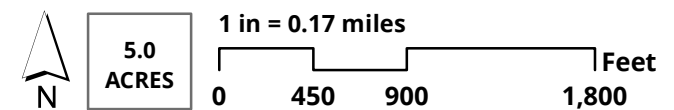
cc: Todd Gloria, City of San Diego, Mayor
Joe LaCava, City of San Diego, District 1
Jennifer Campbell, City of San Diego, District 2
Stephen Whitburn, City of San Diego, District 3
Chris Cate, City of San Diego, District 6
Marcella Bothwell, PB Town Council, President
Karl Rand, PB Planning Group, President
Tom Melville, Beach & Bay Press, Editor


EXHIBIT "A"

**DE ANZA COVE PLAN IMPACT ON
BOB MCEVOY YOUTH ATHLETIC FIELDS
EXHIBITS**



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





REPROGRAMMED
FUTURE USE VIA GDP
PROCESS

This aerial photograph shows a coastal area divided by a dashed line. Above the line, there are several large, white, rectangular buildings with flat roofs, likely hotels or resorts, with swimming pools visible. Below the line, there are three baseball fields, a tennis court, and a row of six tennis courts. The area below the line is labeled as 'PROPOSED MARSH, COASTAL DUNES, WETLANDS & TRAIL'. The area above the line is labeled as 'REPROGRAMMED FUTURE USE VIA GDP PROCESS'.

PROPOSED MARSH,
COASTAL DUNES,
WETLANDS & TRAIL