

MINUTES
City of San Diego Park and Recreation Board
MISSION BAY PARK COMMITTEE
June 4, 2019

Meeting Location:

Santa Clara Recreation Center
1008 Santa Clara Place
San Diego, CA 92109

Mailing Address:

Balboa Park
Administration Building
2125 Park Boulevard
San Diego, CA 92101-
4792

ATTENDANCE:

Members Present

David Potter
Darlene Walter
Giovanni Ingolia
Ron Anderson
James McGuirk
Chris Redfern
Jeff Johnson

Members Absent

Paul Robinson
Kari Logan

Staff Present

Cybele Thompson
Casey Smith
Alyssa Muto
Pierre Saladin
Bill Overstreet

CALL TO ORDER – Acting Chairperson Potter called the meeting to order at 6:03 P.M.

APPROVAL OF THE MINUTES OF May 7, 2019

MOTION: MOVED/SECONDED

A motion was made by Ingolia and seconded by Redfern to approve the May 7, 2019 meeting minutes as read. The motion carried (7-0-0)

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS

- The SeaWorld Master Plan approved in 2002 sets forth the long-range conceptual development program for the theme Park. The Master Plan has been a road map by which regulatory agencies review proposed SeaWorld projects. At the July board meeting, we will seek your support for SeaWorld to initiate the preparation of an updated SeaWorld Master Plan. If the initiation of a new Master Plan is allowed to proceed, the full master plan update process will continue over the next year and a half with various public reviews, including the Mission Bay Park Committee.
- Disappointed to learn that the Audubon Society's presentation was

arbitrarily dropped from tonight's agenda.

- Excited about the project that the Mission Bay Park Improvement Fund is undertaking right now which is the programmatic EIR to study restoring the habitat at the current Campland lease hold as well as on Rose Creek up to Mission Bay Dr. The PEIR process should be finishing up in 2020 and look forward to moving ahead with wetland restoration that was identified in the Mission Bay Master Plan 25 years ago.
- ReWild feasibility study was on the agenda until Friday. I invite you all to come back in July for the ReWild feasibility study. The study was finished at the end of 2018 and has been given to the City, community groups, and planning organizations. It was a study that looked specifically at the wetland restoration part of the northeast corner of Mission Bay. It was called for in the Master Plan 25 years ago and is on both sides of Rose Creek. The feasibility study was done with engineers, hydrologist's and scientist's and delivered to the City to help get us to this point of the Mission Bay Park Master Plan. There is plenty of space in the northeast corner of Mission Bay for a substantial wetland restoration project.
- I came to this committee 10 years ago and urged that we start the designing process for the northeast corner of Mission Bay Park. We were told that we were in litigation with the residents in De Anza Mobile Home Park and nothing could be done. Now is the time to start the conversation again, for the last 10 years I have been presenting the Mission Bay Gateway Plan.
- C-3's mission is to preserve and improve our regions built in natural environments. Our objective is to influence critical policy, planning, and design issues through education, empowerment, and advocacy. C-3 for the last 6 months has been going through a planning process for the north end of Mission Bay. We believe a holistic plan needs to be provided to create an excellent 21st century asset for the City of San Diego. The plan will be unveiled this Saturday at Mission Bay High School.
- On the bike path further up Rose Creek there is little done to chase out the homeless, hopefully there is an opportunity to include this area.
- The Kendall-Frost Mission Bay Marsh Preserve that is part of the University of California's nature preserve system, is a state-wide program that holds these lands in trust for the people of the state of California. We study natural processes and pass them on to be implemented for the good of Californians and people around the world. I want to bring to the attention of the Committee that the extension to the north of the wildlife preserve has been sitting foul as a weedy patch since 1994 when it was acquired. It was State tidelands that were sold to the City from the Frost family for 1.6 million. It was designated to improve public access to the park. It currently has a fence around it and has had no restoration to

wetlands whatsoever. Wetlands restoration is the highest priority in the Mission Bay Master Plan and we should move forward restoring that parcel. It will take the water from the Noyes street drain which is currently being filtered by a Streets project. The water sits there at the edge of the marsh breeding fresh water mosquitoes that carry diseases. There is a plan that was paid for by the County of San Diego to take the water across this northern wildlife extension parcel and we should start this right away.

- These are the areas that show where they test the water quality and it affects everybody.

CHAIRPERSONS REPORT

None

STAFF REPORTS

CD2 Joshua Coyne

I want to give a shout out to our Parks and Recreation staff that do an incredible job in keeping our parks, beaches, and bay clean. The Environment Committee heard the Fiesta Island amendment to the Mission Bay Park Master Plan. They recommended option B to go to full Council and that will be heard in June. We will hear the budget June 10, 2019 at Council. Two things I want to call out specifically are the request for the 4 additional Lifeguard III positions which are really important for our area as well as the 3 Open Space Park Rangers which we appreciate as well.

Bill Overstreet

No report

San Diego Lifeguard Service, Lt. Rick Romero

June 14, 2019 is our 1st official day of summer where all the Lifeguards stations in Mission Bay as well as Mission Beach to La Jolla Shores will be fully staffed.

REQUEST FOR CONTINUANCE

None

ACTION ITEMS

Consent (These items are adopted without discussion; they can be moved to adoption by any committee member.)

101. None

Adoption (Each adoption item requires individual action; they can be moved to consent by action of the committee.)

201. None

SPECIAL EVENT PERMIT REVIEW (Special Events that require road or plaza closures or will potentially impact park and/or commercial operation, are brought to the Committee for a formal recommendation. They can be moved to Consent by action of the Committee.)

301. None

WORKSHOP ITEMS (No actions taken; discussed by the Committee and staff)

401. None

INFORMATION ITEMS

501. De Anza Cove Temporary Lease Agreement, presented by Pierre Saladin Supervising Property Agent, Real Estate Assets Department. The City owns certain real property consisting of approximately 69.9 acres of land, and approximately 6.15 acres of water space, commonly known as "De Anza Cove," located at 2727 De Anza Road, San Diego, California, 92109 (Premises). The City contracted with Newport Pacific to operate portions of the Premises as an RV park since 2006. Newport Pacific has elected to terminate its contract with the City effective June 30, 2019. At this time, City desires to enter into a short-term lease of the premises with Northeast MB, LLC (Lessee) and will continue to use the premises as an RV park as a temporary use until the Amendment to the Mission Bay Park Master Plan for the De Anza Cove Special Study Area is approved and implemented.

TERMS

1. 4-year initial term with one 1-year extension of the term that automatically takes place if the Lessee completes public benefits within the first 24 months of the term. Lessee will also have 3 additional 1-year options to extend at the City's sole discretion.
2. The Lessee will invest approximately Eight Million Fifty Thousand Dollars (\$8,050,000) in capital improvements at the Premises within twenty-four (24) months, for which they will receive rent credits, as follows:

- Remove mobile homes
 - Repair roads and re-grade existing mobile home park
 - Landscape clean-up
 - Re-open bayfront bike and pedestrian paths
 - Temporarily repair existing pool, laundry, and recreation building
 - Expand campsites by 150
3. Lessee will also invest an additional Eight Million Two Hundred Thousand Dollars (\$8,200,000) in added benefits to the RV park operations:
 - Provide Security
 - Improve RV Operations
 - Electrical and gas Upgrades
 4. The percentage rent rate schedule will be the same as what is currently in the Campland lease.
 5. The City has discretion to terminate the De Anza lease after the 4th or 5th year (with a 12-month Notice), for any reason other than to switch to a different short-term RV operator.

ADDITIONAL NEGOTIATED TERMS

6. As a part of the negotiation for this short-term lease, Terra Vista Management, Inc. and DHRG and City will drop all claims against each other arising from the events surrounding the 2003 expiration of DHRG's Ground Lease over the De Anza Cove Property.
7. Also, as a part of this negotiation, the Campland lease would be amended to accommodate the new terms and conditions of the De Anza lease in the following ways:
 - The existing Campland lease would run co-terminus with the De Anza lease.
 - Except if, at the end of the 4th or 5th year, the City decides to terminate the De Anza lease, the Campland lease would then be extended an additional 24 months to ensure continuous RV camping for Mission Bay visitors.
 - In the event that De Anza Rent credits remain after the 5th year, and only if the \$8,050,000 improvements were completed within 24 months, then the remaining credits can be applied to the Campland lease.

WHAT THE CITY SEES AS BENEFITS WITH MOVING FORWARD WITH THE DE ANZA LEASE AND CAMPLAND FIRST AMENDMENT are:

1. It settles ongoing litigation between the Lessee, their affiliates (Terra Vista Management, Inc. and DHRG, LLC) and the City related to the Lessee's previous lease agreement with the City at De Anza Cove.
2. It will enhance De Anza Cove's attractiveness and accessibility to the public.
3. It allows for improvements at De Anza that the City would not be able to budget for many years.
4. It allows for greater low cost overnight lodging for the public at Mission Bay.
5. It improves the overall revenue to the City by extending the Campland lease which will provide additional revenue for each year the lease is extended. The average annual rent the City has received from the Campland lease during the past 7 years is \$1,933,600.
6. The proposed leaseholds, the De Anza Lease and the Campland Amendment, provide the maximum flexibility to the City to ensure the De Anza and Campland sites remain activated and producing revenue for as long as possible during the De Anza Special Study process, but does not prevent or delay the Amendment to the Mission Bay Park Master Plan or the De Anza Cove Special Study Area process in any way; nor does it preclude consideration or selection of any alternative, analyzed within the Environmental Impact Report, or predispose selection of any alternative by the City Council for the De Anza planning effort.

Public Comment

- The Pacific Beach Tennis Club is in the project area to the De Anza Cove amendment. The Tennis Club supports this temporary lease. It will have a positive impact to tennis, camping, and other recreational activities including wildlife. The lease agreement is also consistent with the Mission Bay Gateway Plan for improving the area. In our opinion it is the most valid plan for the De Anza revitalization which promotes the interests of all the recreational activities.
- The Sierra Club is extremely dedicated to enjoyable experience camping and enjoying Mission Bay. It is a high priority to make sure that we maintain those kinds of quality recreational experiences. The good news is that can be accomplished in the ReWild plan with the San Diego Audubon's plan to restore wetlands, address climate change, and make sure there is resiliency. There is a benefit that can be had for all in that same space. This is not a conflict, this is something we can work together on. We are opposing the two pieces though because they prejudice the outcome of this process to determine the future of De Anza Cove through

the amendment of the land use plan. Why does Campland and the powers that be want a temporary lease of the De Anza point when there is momentum building for a rewild restoration alternative? The concern is if those leases are approved we are going to prejudice the outcome of that.

- In the absences of any competitive bidding process how do we know that this is in our best interest and why is the current operator leaving?
- I want to urge all of you to heed the warning of scientists. Sea levels are rising and are continuing to rise. Storm surge issues are going to get worse, functioning wetlands are the habitat that absorb some of that energy and some of that water. I would like to encourage all of you to have some vision. What is the best thing to do for generations in the future and this part of the plan in 10, 15, to 100 years from now? Instead of short term interest in what will make your life better right now commit to doing what is right for future generations.
- Concerns on this leasehold agreement is that the short-term need is just to address the Mission Bay RV Resort. If we mess with the CEQA process everybody starts suing everybody and we all lose, everything gets delayed. People have successfully sued the City of San Diego and won based on CEQA issues. I do not want a lease to be granted. I am ok with a year to year lease Mission Bay RV Resort only with no further improvements to anything. I do not want us all to end up in litigation. There is a public planning process going on right now for De Anza, we don't want to do anything to mess that up it's a public process. We want to come up with something that meets the needs of everybody, if we collaborate we all win. If we start digging in infrastructure we are going to end up back where we are at now, which is the City wants to give this to Campland to settle litigation because Campland made property improvements to De Anza. There has been litigation going for 15 years on that, so why would we then allow Campland to make further improvements to settle one set of litigation and then potentially need to terminate their lease and now we are setting the City up for litigation again. I am trying to keep the attorneys out of this mess. We have a public process going on and we just need to be patient and let that play out. The lease extensions unlike what I have heard here tonight, that the information from Real Estate Assets is conflicted with some of the Public Works presented to this very committee in March when they presented information on the 10-year PEIR plan to restore wetlands in Mission Bay Park. That includes the northern wildlife preserve extension, the Campland lease hold, and includes Rose Creek up to Mission Bay Drive. The timeline that the City has for that is shorter than what all these lease extensions would allow. Rose Creek has been waiting for 70 years for help. The current wetlands restorations process was identified in the Mission Bay Master Plan in the early 1990's. As you

all have heard Mission Bay Park “For All” is the answer, so everybody in the room can get exactly what they want. The City has the opportunity to create a legacy for residents and visitors of Mission Bay Park that will increase economic and environmental benefits for future generations. C3 is concerned with the city’s lease negotiation and legal settlement process specific to Mission Bay RV and De Anza. We believe they are separate issues and I believe that Campland’s lease that is current expires in 2021. Since 2003 Rose Creek and the Kendall Frost marsh has been waiting to be reconnected. I live in that neighborhood; I walk it every single day with my dogs. I bike to downtown San Diego and North to UCSD, I pass by this every single day. The marsh is dying. I have been a resident in this area for 21 years there is a better way of doing this. Digging in infrastructure in DeAnza where (I am an environmental consultant, that is what I do professionally so I’m putting on my hat) A: we don’t know what the dirt is contaminated with, we don’t know what the water is contaminated with because when the Gelfand family came to my office to engage support on this those were the first two questions that I asked them and they said they do not know. So, when negotiating a lease that is investing infrastructure that is \$6.5 million dollars for four years. When Campland gives \$1.1 million dollars and that came from the auditors in 2018, and the DeAnza RV Park gives \$1.7 million dollars we are at \$2.8 million dollars that comes back into the Mission Bay Park fund and into the general fund. How does \$16.5 million dollars make any sense? \$8 million dollars of that is rent credit so that is money that comes to us as the people for the improvement of Mission Bay Park in rent credit that we would normally get if camp land and DeAnza RV Park are paying their typical leases. There are six things that C3 is taking a stance on. We support the wildest version of Rewild as it provides for sufficient science-based wetland restoration. With wildest providing an opportunity to both mitigate climate change and prepare for unavoidable sea level rise over the coming decades. C3 believes that utilizing the Mission Bay RV Park, the DeAnza boot, and Campland to settle a lawsuit is proceeding at the expense of future planning for DeAnza special study area, the Balboa area transit specific plan, and all the processes is prejudicial to the overall future of the planning at the north end of Mission Bay Park. Mission Bay Park for all. C3 asked the City to create a necessary shift from historical fiscally unhealthy land use decisions, and I’m not talk about currently, I’m talking about historically to pass some opportunity and prosperity in this process. This historical pattern for the City of San Diego in the north end of Mission Bay has utilized infrastructure improvements, rent credits, and lease agreements as fiduciary budgets. The City’s approach of negotiation

is again being used to plan the future of Mission Bay Park. We believe there is no current emergency here. We asked the City to pause decisions on lease extensions until public discussion on the integration of robust restoration of wetlands in DeAnza Cove as envisioned through ReWild be considered and allow the public to catch up on the current developments within DeAnza.

- Last week I sent questions to the Council members, the mayor, real estate assets and I was promised by real estate assets that they would have all the answers to my questions tonight. Instead I got the same things that I got the answers to. When you say you're going to have the leaseholder run the RV Park I asked for what's the commitment to the revenue? Will it stay the same as last year? Or is it going to go down? What are the numbers for reimbursing that \$8.0 million dollars? We still do not have a clear answer about competitive bids. It says that they will pay that \$8 million dollars with rent credits but it has to be done in five years. Where is it coming from if that Park only generates \$2 million a year? I asked that the RV rent credit, what would be the expected revenue increase if you go from 11 acres 40 acres, how does that help? No answer here. The City of San Diego has a long history of mistakes with DeAnza as proposed this might be the costliest of them all, we do not have real numbers on how we are going pay back that \$8 million dollars.

502. Short-term Lease Agreement for De Anza clean-up and improvement project, presented by Jacob Gelfand Vice President of Operations, Campland on the Bay.

I'm here to talk about the short-term cleanup and improvement project for DeAnza. Many of you, given the number of yellow shirts I see, are familiar with Campland but for those of you who aren't as familiar we have been operating on Mission Bay since 1969 providing family-friendly fun and affordable waterfront accommodations for San Diego families and visitors alike. We host more than hundred thousand site nights each year which translates into hundreds of thousands of visitors and millions of dollars that are brought into the local business economy. We are very proud of the fact that we host a ton of local Sandiegans and that so many of our guests return year after year. A year ago, we welcomed our 1 millionth reservation, Barry and Cindy, who are here tonight. That is a million just since we've had computerized reservations. Just to orient you to the geography, Campland on the Bay is on the west end of Rose Creek and east of the existing Kendall Frost Marsh Preserve. On the east side of Rose Creek is the DeAnza property and in the center of the property is a 260 space RV Park, which has been operated by Newport Pacific for the last 15 years or so. To the

north and south are the former mobile home park areas of the property and there are still hundred mobile homes remaining on the site. Unfortunately, they do have asbestos issues and other issues that pose very serious public health and environmental risk to all the surrounding neighborhoods and to the many visitors who access the site and access all the other recreational amenities north of the property, the Golf Course and the ballfields. There's a lot of recreation that goes on adjacent to this De Anza site.

The De Anza campground has 260 campsites and Campland has 560. Campland generates, as of 2018, over \$3 million dollars a year between rent and TOT taxes for the City of San Diego. Pierre did a good job of summarizing some of the challenges the City is currently facing with respect to the site, the fact that the existing operator is terminating their agreement to sublease right in the middle of summer time. The fact that access to affordable accommodations is at risk as a result of the operator leaving. There was a study published by the Coastal Conservancy in 2017 that showed that San Diego has one of the lowest inventories of affordable accommodations on the coast of anywhere in the state of California. This is a critical issue for so many families that rely on this as the only way to affordably access the coastline, whether it is a staycation or to visit San Diego for the first time.

I do not know how many of you have been to the De Anza site recently. There are also a lot of hazards related to overgrown brush and trees. Those are also things that can pose a hazard especially when you have so many people accessing the site. The pedestrian path that goes all the way around the peninsula is also in need of repair to make it safer and more accessible, that is another issue we hope to address. There is some good news and some bad news, the bad news is any way you slice it is going to take a minimum of five years before the City is ready to move forward with the revitalization of De Anza. That is just the unfortunate reality. The good news is we can address some of these challenges during the interim period without prejudicing the outcome of that long-term planning process. This short-term improvement project has no bearing on the City's ability to select one long-term plan or another long-term plan and if anything, it's going to accelerate the timing and dramatically reduce the cost and complexity involved in moving forward with whichever plan is ultimately selected.

The City has full discretion to move forward with whatever plan it selects. Pierre did a good job with hitting all the major points, the major benefits of this short-term project does involve taking over and improving the operations of what has been known as the Mission Bay RV resort. It will involve doing the asbestos removal to make these homes safe to be able to remove them from the site, then

it will involve removing all of the mobile homes you see on the property currently in the safest way possible. It will also involve converting, on a temporary basis, some of those mobile home sites into temporary campsites. The reality of it is right now there are utility pedestals that support the residential use. They can be very easily repurposed to support camping just like the campsites with full hookups that we have at Campland.

There is no net impact on what it is going to take to change or modify the use on that property if that is what ultimately gets approved. The way that this has been designed is those temporary campsites would all be contained within the area that the Planning Department has outlined as potential future space for overnight accommodations. If you look at the Planning Departments plan to plan for the long-term, all of those campsites are contained within that area. The cost and complexity of removing a campsite is no different than from the cost and complexity removing a mobile home site. If anything, this will be a lot better because all those homes will be removed.

There was some mention of opening the bike and pedestrian path we think that the Coastal Commission will require that that pathway, really and truly for the first time, be accessible to the public. There are repairs that need to be made in the short term to make sure that it is accessible to the public and enjoyable. The repairs to the existing clubhouse and pool facility fall within the existing footprint; we are not adding any structures and we are not expanding the footprint of any structures. We are just efficiently as possible repurposing all of the existing structures that are there on a short-term basis. There is no reason that this property should remain blighted and deteriorating over the next five years when it can be efficiently re-utilized and produce revenue for the City, to address these health and safety risks and that's how this has been designed.

Also, one of the benefits is a free shuttle that will connect the two properties and be able to get campers at Campland access to the beach amenities at De Anza and vice a versa. I do want to clarify though the \$8 million dollars in rent credit improvements is completely separate from the \$8.6 million dollars of operational improvements that we are proposing to make to enhance the operations, enhance the security, and hospitality and customer service. The City does not have to pay us back. It is just like when we took over the lease for Campland we committed to make a lot more improvements operationally and to run it a lot better than the prior operator, it is the same instance here. The City is not on the hook so whenever you hear someone say about having to pay back \$16 million dollars that's just simply not the case.

This is going to radically improve access to the coastline not only in terms of the

additional campsites because Campland books reservations 2 years out. We do not have the supply to meet the demand for waterfront camping in San Diego. The same thing is true of the Mission Bay RV resort, the De Anza campground, by addressing that on a short-term basis more and more families will have a chance to access the coastline and access all the amenities that Mission Bay has to offer.

I should mention that the structure of a lessee getting rent credits for improvements that the City does not have the funds currently to support has proven very successful. It is what enabled the plunge in Belmont Park to move forward and I believe they are ready to open at the end of this month. That was a blighted area for a long time and it was only because a lessee was willing to invest resources and basically provide the city with interest-free financing to do those big improvements that is how the project was able to move forward. Very similar structure here.

In terms of what the \$8 million dollars of rent credit improvements that entails the asbestos abatement which I mentioned; the city may have gotten bids for that in the past. We have sourced bids all of this rent creditable work is at prevailing wage with contractors that are experts in these fields. Almost all of them are local San Diego companies--we have reached out to as many local San Diego companies as we can. The asbestos abatement repairs will make sure the site is as safe as possible. Some people had questions on whether it was some or all the mobile homes, all the mobile homes will be removed from the site. There is a tremendous amount of overgrowth and landscaping will be done on the site there are some trees that haven't been trimmed for over a decade. All of that work needs to be done to make the site safe and as accessible as possible. The bike and pedestrian path repairs and connections to the pathways that go all the way around the park really for the first time. Renovating the pool and clubhouse facility so it can be an amenity for the campers. The campers at De Anza unfortunately do not have the same suite of amenities that the campers have at Campland. That really helps to make it even more attractive in the short-term, period and generate more revenue. The conversion of 150 mobile home sites once they are clean and safe, to temporary campsites will occur during this period.

Those are the improvements that would generate rent credits. In addition to that we are proposing to make \$8.5 million dollars in purely operational improvements that have no bearing on the future use of this property. It is purely a matter of how we intend to operate the site and how to provide better security, better hospitality, better marketing, and we will be making repairs to the utility systems to make it safe and efficient. With the rent creditable

improvements things like asbestos abatement and the removal of those homes if there are cost overruns Campland taking responsibility for that, the City is limiting their liability and their exposure in terms of costs of all the work that so urgently needs to be done. If there are cost overruns beyond that that is going to be on us, that is another commitment we are making as part of this process.

That is just not possible when you have a short-term operator or even shorter-term lessee. Part of what makes it possible is the synergy between Campland and De Anza. We have experience managing not only Campland but the De Anza property. We managed the De Anza property from 1969 to 2003 very successfully. We are very familiar with the site; we have more expertise than anyone imaginable.

It is pretty rare that we have an opportunity to pursue this kind of win-win between the public, the needs of recreation, and also the needs of protecting the environment and protecting the public and keeping it safe. This project is a balance of all those needs and does it in a way without impacting future decisions on the long-term land planning process.

There was some question as to why does the Campland lease get extended beyond the De Anza lease, the idea there is when the City is ready to move forward with the long-term implementation of the revitalization plan whatever format takes that is going to basically make camping at De Anza during the construction period either limited or impossible. Let's say that that takes 24 months the idea here is that Campland will be accessible so that people will have at least one place to recreate and have affordable access to accommodations while that big master plan update is being implemented at De Anza.

In terms of how it supports the long-term plan, removing the structures from the site, this plan does not add any new infrastructure it just re-purposes what currently exists, and again promptly cleans up the site. Unfortunately, we have been waiting a long time for those mobile homes to be removed and for the issues that they may contain to be addressed. This will accelerate that, there is no reason that this property should remain deteriorating for another five years. It could be even longer if there is litigation or other issues that delay the process and so we can help to address these challenges in the short term. We partnered with the city to come up with a structure that achieves these goals and we are thankful for all of you that came out to support this as a win-win for all of us and all the surrounding communities that are impacted by these properties.

There have been a lot of questions, perhaps misunderstandings, about some of the features of this plan. I have heard questions about how much the De Anza

campground generates versus Campland. Campland currently generates over \$3 million dollars a year between rent and TOT taxes for the City of San Diego. The De Anza campground is a managed agreement and not a lease and it generates around \$1 million dollars or so. The reality is that management agreement is not able to address any of these challenges that I have mentioned for the site. It is not really an apples to apples comparison to say what is it made today versus what is a made under this plan because this plan includes all those benefits and addresses all those challenges that is not being addressed in the current management plan. Some questions have come up asking how Campland can provide low-cost accommodations and how does that fit into the broader ecosystem of accommodations in Mission Bay Park, the reality is the average daily rate at Campland is about \$70 a day. You compare that to any of the hotels in Mission Bay Park starting at \$400 a night or more and goes up from there. Campland provides access to all forms of camping everything from your basic tent to the largest and most elaborate RV and everything in between. All the sites we are proposing to add at De Anza are the same thing, flexible sites that can accommodate any form of camping in many different site types and price points to meet every budget.

There was a question about lawsuits being settled, yes one of the benefits of this project is that claims that have existed for a long time are being resolved. Campland as a sign of good faith has agreed to toll its claims for the last 15 years. This is an opportunity to put that all in the past and move forward as good partners with the City. The short term, there have been some questions about whether this somehow prevents or precludes or extends the timeline of the long-term use I have addressed that. The City has full discretion at the expiration of this lease to move forward with the long-term plan, unfortunately the reality is they are not to be ready to move forward in the next four or five years. There have been some questions about water quality and as a lessee in Mission Bay Park Campland is required to conform to City water quality management practices as part of the lease and we have had a lot of success improving the water quality at Campland. In part through our approach to operations and we hope to do the same at De Anza.

Public comment

- I want to reiterate what Karen had to say, I have definitely seen that the delay in connecting Rose Creek back to the marsh means that we have less and less robust vegetation. The City is liable for not taking care of endangered species as charged. As the marsh subsides, we get more decomposition and less growth in the plants. I want to know what those pipes are coming out of Campland and into the marsh.

- The Mission Bay master plan says that the special study area shall not be developed to the detriment of existing or future habitat areas. The proposals and drawings you see up there do in fact conflict with the proposal that the City has and it definitely conflicts with the ReWild development proposal. I have been told in the past that there are wastewater system problems on the site and those will have to be cleaned up.
- I live two blocks away from Campland, I want them to stick with the master plan and follow through with their own procedures. I do not want to see any development that takes place that is outside the procedures of typical development.
- I think what we need to do is back up and look at the big picture because we have an opportunity here to create a really great situation. A park that supports our endangered species that are not doing so well because of we humans' activities in the City of San Diego, specifically Mission Bay. It is important to revitalize the wetlands and improve the water quality that we swim and recreate in.
- Imagine that some of you are business owners, managers, I would think that in that role if you were talking about a contract of this propensity and importance you might ask alternative bids and not only that as a landlord think of things you would ask from prospective tenants for with detailed financials and projections and third-party opinions.
- In 1852, this area that we currently know as Mission Bay was covered entirely by wetlands and known as False Bay. Hundred years later, the pristine wetlands were destroyed in the creation of the waterpark and this action destroyed 38% of wetland habitat. Due to development we can never get all those wetlands back but today you have the rare opportunity to rectify part of the destruction that occurred in the 1950s. I strongly encourage you to consider the wildest option presented by ReWild.
- There are RV's and tent campers that stay at both Mission Bay RV Park and Campland. Campland's thing is the right choice to seamlessly take over and run the Mission Bay RV Park and do the cleanup and improvement project for the City. Campland management are experts with using knowledge of waterfront camping. They built Campland and are running it working with the city for 50 years. The revitalization of the De Anza Peninsula requires a team that is experienced and backed by years of success, Campland will do what they say they're going to do. People have a right to access coastal waters, Mission Bay RV and Campland are not the problem they are the solution.

- I moved to Campland 1985 and raised my children there and now my granddaughters. It is very emotional for me to think that we will lose this camping facility or not have access to affordable camping or housing for some San Diegans. It's been an amazing opportunity and for me and my family, please consider that when you're voting.
- I represent the face of 12 employees, known as Mission Bay RV Park at De Anza. If this lease doesn't go through, 12 people will not have jobs. It is really that simple for me, the San Diego economy is based on tourism, it is based on camping, it is based on everything that brings people to this area. I take this very personal.
- We are in opposition to Campland's proposal because making improvements to the infrastructure within the special study area will prejudice the planning process and will further lead to a legal quagmire. Campland is suing the city now over previous disagreement that was very similar in nature. We should resolve those issues before we enter in yet another contractual agreement with Campland.
- I really do support Campland, I think it's great for the City of San Diego. I come here from the East Coast every year to visit my children and grandchildren. Campland is the most affordable place I can stay and enjoy the quality of life. San Diego is one of the greatest cities in this great country. From what I've heard they are not going to disrupt the infrastructure they are going to just use what's there.
- I am a long-term sub-lessee of Campland on the Bay. I do jet ski rentals there, I am a resident of San Diego, business owner and taxpayer, and a voter. From a business standpoint, it is a great idea for Campland to take this over. It is going to happen a lot quicker than it will with the City doing it, they will have to try and find the funds and we are not sure how long it will take.
- We are talking about removing asbestos from this property, I do not know why Audubon is not linking up with us to get that toxic waste out of there. We do not know what is going to happen five years or 10 years from now, Rewild is still on the table.
- I am representing all the campers from Ralphpalooza and I have been doing this for 10 years. You should see all the thank you notes I have from people at Campland on the Bay for their amenities. I have people flying in from Nebraska, or bringing their trailers from Utah, Arizona, and Santa Cruz. For the people that don't have mobile homes I arrange trailer rentals, you should be happy they're willing to clean up the mess at De Anza

- The San Diego Audubon Society was commissioned as a nonprofit focused on birds and wildlife and the habitats they use as well as how humans interact with them. I want to thank ReWild supporters out there. This is part of the community planning process, this is how we tell the City what we want, it is important. I want to thank you all for your beloved passion for this corner Mission Bay. I think the key thing is that there does not need to be a conflict here. I think it was acknowledged several different ways and that the City and the Master Plan calls for the existing Campland location to be restored to wetlands. Sea level rise and water quality are forcing our hand in this, it is not a question of how big Campland is now, it is a question of what the new Campland should look like when it moves out of the current spot. That is the kind of planning that we need to do, that is the kind of planning that groups like C3 are taking on. This wetland restoration at the existing Campland spot is the best place in Mission Bay to restore some of the wetlands that have been lost. 4000+ acres of wetlands are gone there is only 40 acres left with Campland in the middle of connecting Rose Creek to the Kendall Frost Marsh. The way that we all should be collaborating on this is figuring out what that new space will look like on the other side of Rose Creek. It can be better than what it is now, we can have a park that is ready for the next hundred years instead of one that is what is like the one that we have had for the last 30 years. There is no reason why camping and wetland restoration cannot be accomplished. Wetland restoration acts as a free water filtration to improve the water quality of the bay. There are ways that we know what the rest of the citizens of San Diego want. When the Mission Bay Park Master plan started they did a community survey, a statistically valid scientific study of people on the phone. They asked what you think about Mission Bay Park, how often do you use it, what you want to see there. How do you rate the importance of preserving and enhancing natural resources in Mission Bay Park? Over 70% of the respondents said very important, another 25% said somewhat important so now we are at 95% of the people in San Diego value enhancing natural resources and preserving Mission Bay Park. Would you favor taking areas of the park out of active public use and dedicating these areas for natural preservation or enhancement? More than 50% of the people said yes, please give us places where we restored what used to be there instead of actively managing it only for humans. How important is water quality? 87% said very important. How important is biological habitat? 66% of the respondents said very important. So, this is how we know what City of San Diego

residents want outside of this room. The City of San Diego has binding agreements protecting threatened and endangered species through its Multiple Species Conservation Program, agreements with the state and federal government for the endangered species that live at the tidal wetlands at Kendall Frost. The City is required to undertake active management of wetlands to ensure a healthy environment.

- I think Andrew is a true representation of collaboration and awesome partner with C3 for this planning process. Because with not only Andrew but also ReWild, the San Diego Audubon Society, UCSD, and other organizations we have actually gotten together to really figure out how we can do this. I agree, I love camping I was at San Diego Mission Trails Park at the Kumeyaay campground, I love it, it is in my blood. What C3 has done with our partners including Audubon, UCSD, and many other people we have created more guest lodging than there is guest lodging today. What we have created is more recreation than recreation we have today. What we have created what we have embraced with ReWild's wildest plan because we know scientifically it is the only plan that addresses sea level rise for the future. We need to come together and create an iconic 21st-century North Mission Bay Park for all. The only way we are going to do that is everybody just settle down, have open minds and come Saturday and see what we have created together. This process has seen seven community outreaches' through breakfast dialogues, breakout sessions, and through community townhall meetings. Everybody has been invited and it is really and truly understanding the Mission Bay Park Master plan from 1994. What we are going to be presenting is a visual mapping, we are going to present a narrative of what exactly that means. We are going to create an economic study that far surpasses what's coming into Mission Bay Park Master plan and the general fund. We are also going to share the six years of community commitment like these meetings that everyone of us have shown up to today get to where we are today.
- On behalf of the friends of Campland and the over 100,000 campers that go to Campland every year, I want to say thank you very much for what we are trying to accomplish by beautifying De Anza through Campland and through family fun activities that we can go ahead and be with our kids be with our families and actually enjoy the outdoors. There are very few places in San Diego that you can lay your head down at night and close your eyes and be okay with knowing your family is going to be fine. Campland is a 50-year proven operator, they are long-term San Diego partner and that is undeniable. I just want to say thank you very much for

supporting friends of Campland. Also, Campland on the Bay will do a fantastic job cleaning up, beautifying, and growing De Anza the way that it should be in the way that it used to be.

- There has been a lot of discussion on the ways of restoring access to the De Anza Peninsula and that is what we have been talking about today, we are supposed to be talking about a lease. A lot of people are using this as an opportunity to talk about the final disposition of the property. If you look anywhere Mission Bay night or day, except for 4th of July, the two places that are the busiest places are Campland and the Golf Course. That is why we need more camping, if you look at the people who use the campground and that area around De Anza in Mission Bay, they are people with modest means. We need to quit pushing people with modest means away from the coast. Because a lot of people wanted to use this as a quorum for the future, I have a letter here from Marathon construction, they are environmental engineers, contractors for wetland areas and the bays; *“for some time staff members of our firm have observed with interest the discussion of tenants planning the revitalization. The De Anza Peninsula and adjacent areas of Mission Bay Park, like many, we consider this an important opportunity. There appears to be a recommendation for reducing the usable landmass and adding marshland by lowering land at the south side of the De Anza Peninsula. This side of the peninsula is currently stable and resistant to tidal in both wave action. We have significant concerns of lowering the land at this edge will destabilize the shoreline and make it susceptible to erosion due to both waves and tidal activity. Further on, during the discussions several comments have been made related to possible sea level rise. We think it would be unwise to lower this area of the peninsula in light of that possibility. Most wetland projects we have either had an opportunity to work on or submit proposals to account for sea level rise in their designs by including upland transitional modules which accommodate for future sea level rise. Lowering levels on an existing topography is contrary to this rising sea level design concept. Unlike the marsh that might be created at the mouth of Rose Creek a marsh along the south side of the De Anza peninsula would not be fed by any silt and would likely require continuous rebuilding and re-storing due to scouring and cost millions of dollars. As longtime citizens of San Diego and experts in saltwater wetland restoration we are interested in making De Anza properly designed to meet the needs of the community and enhancements to the environment. This will have to take a balanced approach of retaining as many the existing amenities of the current area, improving water qualities, expanding valuable wetland footprint, and*

preserving and expanding the quality amenities. Marathon construction supports a balanced plan demonstrated by the Mission Bay Gateway Plan”.

- A lot of people do not realize when these RV owners come in with their hundred thousand-dollar rigs, they don't just spend money at Campland or the cove. They go to the restaurants on Garnet, they take the shuttle bus to the OB farmers market, they get gas, they go grocery shopping and they have zero impact on your police your fire in your schools that is why we said that is free tax money for the City. The first thing people see is that nasty mobile home park coming down I-5, whether they're coming from Long Beach or coming from Arizona. That is where they turn into PB and that is the first thing they see. They want to go golfing and they want to do all these things but they don't want to go by that. There's vandals, there are squatters and I for one would love to see the asbestos removed. I have a mobile home in the RV Park and I understand all the problems that go along with it and I give these guys kudos for even giving it a shot.

SUB-COMMITTEE

601. None

COMMITTEE MEMBER REPORTS/COMMENTS - The reports are non-debatable.

ADJOURNMENT - Acting Chairperson Potter adjourned the meeting at 7:46 P.M.

Notice of Next Regularly Scheduled Meeting: July 9, 2019 @ 6pm
Santa Clara Recreation Center
1008 Santa Clara Place
San Diego, CA 92109

Respectfully Submitted,

Bill Overstreet

Bill Overstreet, Grounds Maintenance Manager, Mission Bay Park

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