

**PACIFIC BEACH TOWN COUNCIL
GENERAL MEETING MINUTES
Via ZOOM**

January 19, 2022

Present: Marcella Bothwell, Karl Rand, Denise Friedman, Greg Daunoras, Ellen Citrano, Susan Crowers, Charlie Nieto and Kim Short.

Absent: Michael Herndon, Cathie Jolley, Tony Schlegel, Ron Walker and Brian White.

CALL TO ORDER: 6:33 p.m.

QUORUM ESTABLISHED: Present

AGENDA: Approved

NON-AGENDA PUBLIC COMMENT: Lily Higman announced she is running for SDUSD Board. Lori Love introduced herself as a new member and is the manager of the new business Kitchens for Good.

PRESIDENT'S REPORT: Marcella thanked all of the PB Holiday Parade volunteers, participants, attendees and DiscoverPB for organizing the event.

EMERGENCY SERVICES: Fire Station 21 – absent
SDPD Northern Division – absent
Lifeguards – Lt. Ric Stell reported that they are having a very active January which is a bit out of the ordinary, but they have partnered with SDPD to keep the beaches as safe as possible. Unfortunately graffiti continues to be a problem.

COMMUNITY UPDATES: **DiscoverPB**, Sunny Lee announced their annual dinner will be held on Mar 24, 2022 on the paddle boat Wm. D. Evans.
Shoreline Community Services, Caryn Blanton mentioned that 33 local homeless persons have been placed in shelters with another 7 having been reunited with family.
Garnet Block Captains, Eve Anderson reminded all in attendance that the Block Captain Program is like neighborhood watch, but for businesses. Eve also asked all in attendance to continue to patronize all local businesses as much as possible.
Beautiful PB - absent

REPRESENTATIVE REPORTS: **Congressman Scott Peters**, Cesar Solis mentioned that many of the bills before Congress are either on hold or stalled. The Department of Energy will approve more electrical transmission lines as a result of the bi-partisan Infrastructure Bill passed.

Cesar also reminded all that the public can order a free COVID test kit by going to covidtests.gov

State Senate President Pro Tem Toni Atkins – absent
Assebymember Chris Ward, Rachel Granadino mentioned that Mr. Ward has two new assignments, he is now on the Housing Committee and he has been named the Assistant Leader to the Assembly.

Supervisor Nathan Fletcher – absent

Mayor Todd Gloria, Kohta Zaiser mentioned that the Mayor had a successful State of the City address last week and all are pleased that the Republic Trash strike has now been settled. He said there will be a De Anza Cove meeting on January 24 with city staff.

City Council District 2, Jordan Beane announced that he is back as PB rep because Monique has left to take a job with the City of Los Angeles.

PB Planning Group, Karl Rand mentioned the accomplishments of their January 12 meeting the week before and to remind all to visit pbplanning.org to view meeting agendas and past meeting minutes.

FEATURE PRESENTATIONS:

The City of San Diego proposes a new plan for De Anza Cove at the Northeast Corner of Mission Bay Park.

Featured Speakers include:

Jacob Gelfand representing Campland on the Bay

Andrew Meyer representing San Diego Audubon Society

Scott Chipman founder of Mission Bay Gateway

Discussion continued with at least 12 individuals asking specific questions to the three presenters.

All three featured speakers have submitted a one-page summary of their presentations which are attached to these meeting minutes.

SPECIAL NOTE:

This ZOOM meeting consistently had between 96 and 100 remote participants throughout the evening.

ADJOURNED:

9:04 p.m.

Summary from Jacob Gelfand:

Campland on the Bay and Mission Bay RV (MBRV) Resort have been beloved destinations for San Diegans and visitors for more than 50 years, providing a wide range of affordable campsites, recreational activities and amenities. Both campgrounds are located on the northeast shore of San Diego's Mission Bay Park, providing an ideal location for families seeking to access the coast, connect with nature, and enjoy outdoor activities.

Community Benefits

Campland and MBRV Resort provide numerous community benefits, including:

- **Meeting Public Need for Camping:** Both campgrounds fill a highly-desired need in the community for camping, which the public selected as the most important use for the area during City-held meetings on NE Mission Bay's future. In 2021 alone, Campland and MBRV Park are estimated to have hosted more than 435,000 visitors. Historically at Campland, about 50% of total visitors are San Diegans, and 80% make return visits.
- **Revenue for Public Services:** Annually, both campgrounds generate nearly \$5 million in tax and lease revenue used to support City services and Mission Bay Park maintenance, while providing about 140 local jobs.
- **Affordable Coastal Access:** The City of San Diego's coastline is one of the least affordable in the State. As the City's only full-service campgrounds with direct coastal access, Campland and MBRV Park play a critical role in providing affordable coastal accommodations. By offering 838 campsites, and starting prices of \$55 per night, the campgrounds provide the lowest-cost accommodations in Mission Bay Park.

City Proposal:

The City's proposal preserves longstanding adjacency of camping and wetlands, primarily utilizes existing camping infrastructure, and provides direct beachfront access for campers. Overall impacts to camping access and recreational amenities requires additional evaluation, including financial analysis.

Summary from Andrew Meyer:

San Diego Audubon and the 65+ organizations in the ReWild Coalition have been advocating for substantial wetland restoration in the northeast corner of Mission Bay because it will improve water quality, be more resilient to sea level rise, and offer great opportunities to expand access to

all San Diegans, especially Native American communities. In 2021, we supported the City's proposal for funding to create a new land use plan, and they have just released it. The plan is a great improvement from the last plan and we're excited that the City improved its prioritizing of wetland habitat and services. There are several critical unknowns about the plan though, and still many steps we must take to ensure the plan delivers on its stated goals.

Summary from Scott Chipman:

Scott Chipman a 46 year resident of PB and Town Council member, lives about 6 blocks from this area. He has served as PTA president at mission bay high school and PB middle school. Mission Bay Gateway plan was first conceived about 15 years ago when it was clear that the residents of the mobile home park were not allowed to live permanently on parkland. It is important to see how the elements such as marsh, the high school and recreational facilities relate to each other.

The MOTO for mission bay gateway. Linking and improving the educational, recreational, and natural environment of Mission Bay. The goal of this plan has always been to balance the environmental, recreational and educational elements.

The plan has been presented to approximately 10,000 groups and individuals with a lot of support. MBG supports the environmental elements of Rose Creek and the expansion of marshland and the Mission Bay Park master plan of marshland expansion. MBG does not support chain link and razor wire fencing around the marshland.

There is and should be a concern about the stability of building marshland on the east side of the creek as expressed by experience marine engineers. Even the current Kendal Frost Marsh has been receding and part of this plan would be to expand and stabilize the existing marsh as well as any additional marsh.

We agree that water quality can be improved by additional marsh. There are other mitigation opportunities including catch basins so there is much less runoff into the bay. It should be noted that based on an extensive study in 2004 the #1 bacterial contaminate in the bay was identified as bird poop. That can be assisted with more marsh but more birds will also increase the pollution. That needs to be considered as well. Also Tecolote Creek is a major source of contaminates especially during runoff and that might be considered another area for marsh that would have much less impact on recreation.

One of the city's recommendations for inclusion is a nature interpretative center and that has been a suggested element of MBG from the onset.

MBG supports keeping current recreational venues and demonstrates that they can fit. The city document includes all current as well as suggests an aquatic center, adventure play and sand volley ball – elements in the MBG plan from the beginning. Two additional facilities MBG

recommends are a skate park and amphitheater. It is intended that all facilities are joint use between the community, campers and regional visitors.

A key connection ought to be to Mission Bay high school. The school would be included in joint use agreements for the aquatic center, the golf course, the amphitheater, the nature interpretive center and possibly more. Concept photos were shown for an aquatic center. For a number of years SD city school district has had a pools for schools initiative. A joint use agreement would fulfill that dream for Mission Bay High.

Concept photos were shown for sand volley ball and adventure play. MBG expands recreation venues and park land by about 19 acres.

One of the most common activities at Mission Bay is walking, rolling, jogging and cycling. This redevelopment should be part of extensive recreational and passive transportation paths. A walk, jog or bike ride around mission bay park should stay within mission bay park

There is an active tennis club and pickle ball has made tennis facilities even more attractive. There has never been toilets or locker rooms for the tennis facility.

Camping at Mission Bay is often a staycation and it is the only low cost opportunity to stay overnight near the water.

And moving camping to the east side of the creek allows RVs and camping traffic to bypass the busiest intersection in SD MB drive and Balboa and come off the freeway at Clairemont drive. Camping would be much improved

The educational connection is unique with a nature center, marsh and watershed outfall virtually on campus.

There are 2 types of funding needed. The funding plan for recreational facilities has always been to not use any mission bay park funds but to require the lessee of the camping facility to build out shared use facilities as part of that lease. The funding for marshland can possibly come from mitigation monies or possibly federal grants.

The city concept is one step above bubble diagram and doesn't show roads or parking lots which are indicated in the city's document. With minor alterations MBG is very similar to the new city bubble diagram map that we will call Mission Bay Gateway Natural.

The last city consultant team expressed that "it all can't fit". One of the reasons we developed the MBG plan is to show that it does all fit and we are showing roads and parking. We even included the addition of a soccer field that is sorely needed.

It is important to note there are about 2.5 million recreational hours currently occurring in this area. We contacted all the heads of these institutionalized recreation groups to get these numbers. These hours do not include all the camping hours or the 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.

The guiding principles that were used to develop the plan were presented

WE CAN'T MINIMIZE THE ENVIRONMENTAL IMPACT OF SCRAPING THE LAND, MOVING 100s OF THOUSANDS OF YARDS OR POSSIBLY REMOVING 100s OF THOUSANDS OF YARDS TO GET TO BELOW SEA LEVEL AND REBUILDING MILLIONS OF EXISTING CAMPING INFRASTRUCTURE.

Overall, MBG supporters think the city's new proposal can work well to accomplish a balanced plan and retain and improve existing uses, include a couple of additional share uses and dramatically increase marshland.

People were encouraged to go to the website and sign on as a supporter and tell friends how the MBG Natural plan provides the balanced plan we need between environmental, recreational and educational elements.

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