KEY CONSIDERATIONS

OWNERSHIP & LAND USE
› Existing lease for De Anza Special Study Area has expired and existing lease for Campland will expire soon.
› Restoration must occur within applicable regulations, such as Clean Water Act, Endangered Species Act, and Coastal Act.
› The Mission Bay Park Master Plan calls for and provides opportunities for habitat restoration across study area:
  - De Anza SSA: “…additional wetlands creation must be considered as part of the SSA…” (Page 53, MBPMP)
  - Campland: “an 80-acre saltwater marsh is proposed west of Rose Creek …This recommendation requires the relocation of the Recreational Vehicle Park (Campland of the Bay)” (page 10, MBPMP)

TOPOGRAPHY
› Current California Coastal Commission sea level rise guidance assumes up to 2 feet of sea level rise by 2050 and up to 5.5 feet by 2100.
› Existing elevations do not support salt marsh, but excavation could allow creation of salt marsh habitat under current sea level conditions.
› Some existing elevations could support salt marsh under projected sea level rise conditions. Grading could be designed to allow for additional habitats that would shift to wetlands as sea level rises (known as wetland migration).

HYDROLOGY
› Availability of Campland and De Anza Special Study Area provide opportunity to reconnect historical marsh plains to mouth of Rose Creek.
› Existing ground elevations limit the ability to provide tidal exchange to majority of Campland and De Anza Special Study Area.
› Flood risk must be maintained at current levels under existing sea level conditions.
› Replacing development with habitat means that development would not be at risk of flooding under existing or future sea level conditions.
› Tidal influence within the planning area allows for restoration of tidally influenced coastal salt marsh.
› Dredging planned by the City of San Diego at the mouth of Rose Creek reduces flood and navigation risks and improves water quality, though with some impact to wildlife habitat.

BIOLOGY/ECOLOGY
› Creating more salt marsh adjacent to the existing Kendall Frost Reserve would create a larger continuous block of habitat, increasing ecological function. Connected habitats allow wildlife to move from place to place to look for food and shelter.
› Landforms and topography constrain the ability to achieve full connectivity between habitats.
› Greater habitat diversity provides homes for more species. Large planning area means restoration can incorporate a number of habitats, such as transitional and upland habitats, that can support rare species and provide adaptation to sea level rise in the future.
› Restoration is an opportunity to expand populations of endangered species and recover diminished plant diversity.
› Existing habitats and species will need to be protected during and after restoration.
› Coastal wetlands provide nursery habitat for many fish species, including the commercially important California halibut.

PUBLIC ACCESS/USES
› Current public access entries to the site are limited.
› Current wetland system is isolated, but edges are exposed to adjacent urban impacts.
› Habitat restoration would include consideration for public access to the project area (e.g. trails).
› Restoration would include consideration to enhance opportunities for local education on wildlife habitat (e.g. nature center).

INFRASTRUCTURE
› Some existing infrastructure would be removed to improve habitat, open space, visitor amenities, aesthetics, water quality and water flow.
› Some existing infrastructure, such as trails or building pads, could be reused or repurposed.
› Infrastructure outside project boundary must be protected and maintained (e.g., utilities, flood protection).

EXISTING TOPOGRAPHY