

## **CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



# **W15c**

**6-20-0053 (Northeast MB, LLC, San Diego)**

**May 2021**

**CORRESPONDENCE**



**ATTORNEYS AT LAW**

18101 Von Karman Avenue  
Suite 1800  
Irvine, CA 92612  
T 949.833.7800  
F 949.833.7878

John P. Erskine  
D 949.477.7633  
jerskine@nossaman.com

Refer To File # 503639-0001

**VIA ELECTRONIC MAIL**

May 7, 2021

Chair Steve Padilla and Commissioners  
California Coastal Commission  
455 Market Street, Suite 300  
San Francisco, CA 94105

**W15c**

**Re: Northeast MB, LLC Support for Staff Recommendation - Approval with Conditions: Coastal Development Permit Application No. 6-20-053 (Mission Bay RV Resort); Follow-up regarding Special Conditions No. 4 and No. 8; Resubmittal of Spurlock Site Plan**

Dear Chair Padilla and Commissioners:

On behalf of our client, Northeast MB, LLC ("Northeast"), we want to thank San Diego District Coastal Commission staff for their cooperative work with our project team during processing of Coastal Development Permit ("CDP") application No. 6-20-0053.

As previously communicated to Alex Llerandi of your San Diego District staff, our client supports the staff recommendation with two exceptions. These are:

Condition No. 4 Post-Development Runoff Plan

Condition No. 4 as set forth in the April 29, 2021 Staff Report was based on a submitted site plan by Spurlock that does not reflect the "repair and maintenance" of the De Anza Cove site which involves only the removal of the 167 abandoned and asbestos-containing mobile homes, and replacement with 150 recreational vehicle camp sites.

We have clarified through our discussions with our water quality expert, Ian Adam of Fuscoe Engineering, that with the resubmittal of the **revised and updated site plan (attached)** prepared by Spurlock, the proposed project is a "repair and maintenance plan" within the criteria of the applicable local MS4 Storm Water Permits.

The Project Description set forth on page 1 of your Staff Report makes this clear:

Demolish (167) vacant mobilehomes and **convert** approximately 150 mobilehome sites to recreational vehicle spaces, upgrade utilities for use by the recreational vehicles, and **repair** landscaping, streets, and waterfront bicycle and pedestrian path.

To restate, the short-term project involves minor resurfacing of existing asphalt drive aisles, bike paths and portions of existing parking lots (including parking for the general public), with no new impervious surfaces other than the 7,339 sf devoted to the relocated bike path adjacent to the area of eroding shoreline. Again, the Spurlock site plan originally submitted in early 2020 has been revised, and detailed depictions of retained surfaces to be repaired and new decomposed granite surface quantities/areas are provided. In addition, the three (3) RV spaces (L1.04) that were on the beachfront near the old dock, will no longer be RV pads.

No grading permits will be required and the project was determined by the City to be categorically exempt from CEQA based on its qualification pursuant to State CEQA Guidelines Section 15301 for repair and maintenance of existing facilities. In addition, the project qualified under Section 15302 (Replacement or Reconstruction) and Sections 15303 and 15304, all of which provide for exemptions for reconstruction, or more specific to the present activity, a short term lease allowing for removal of mobilehomes, minor alteration of the site, and replacement with recreational vehicle camp sites.

#### **Condition No. 8 Public Access Plan**

The applicant is agreeable to Condition 1a)i.c. that requires public pedestrian and bicycle access to be provided along or west of Rose Creek Shore Drive, connecting the public path on Circle Drive and Shore Drive, and a permanent opening of no less than 16 feet in the existing perimeter fence on the north and south sides of the Mission Bay RV Resort accommodating the access along or west of the Rose Creek Shore Drive.

Condition No. 8 requires the applicant to submit a final public access plan which addresses the requirement that the bayfront public pedestrian and bicycle path be open to the public 24 hours a day, year-round (8.g)).

We are also supportive of this Special Condition except as it would apply to the 460-foot segment reference in 1a)i.c., above (extension along Rose Creek Shore Drive). The applicant requests that that segment be allowed to close from 11:00 p.m. to 6:00 a.m., consistent with numerous State Park System trails, documentation of which we have provided to Coastal staff on May 6, 2021 (via e-mail to A. Llerandi). This late night closure is required, not only for security reasons, but due to the inherent danger of potential active nighttime use of a bike and pedestrian path within literally a few feet from RVs, campers, tents, and camping equipment.

#### **Additional May 7, 2021 Requests from Coastal Staff**

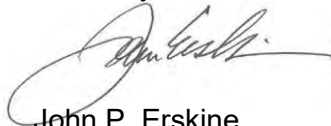
On Friday, May 7, Commission staff communicated with Northeast MB, LLC agent Bonnie Neely via telephone that there were two additional requests for the applicant's consideration. These requests and our client's response are:

1. Electric Vehicle Charging Units. Northeast MB, LLC is agreeable to providing two (2) car-charging stations at a location to be approved by the Executive Director.
2. Withdrawal and Resubmittal of this CDP application for a hearing after the pending consent agreement is acted on by the Commission. Northeast MB, LLC is not agreeable to this request. Time is of the essence on this CDP Application, given that the existing City lease

contains tight time parameters to complete this work. Moreover, both the City and the community, want the asbestos-containing mobilehomes removed as soon as possible, and the RV campsites installed to expand lower-cost overnight accommodations and expand public access to the long-blighted De Anza Cove section of Mission Bay Park.

Please let us know if you have any questions; we will provide further details in support of the project and our requested modifications at the virtual hearing on Wednesday, May 12.

Sincerely,



John P. Erskine  
Nossaman LLP

JPE:dlf  
Attachment

cc: John Ainsworth, Executive Director, California Coastal Commission  
Karl Schwing, District Director, San Diego Coast District  
Erin Praher, District Supervisor, San Diego Coast District  
Alex Llerandi, Coastal Program Analyst, San Diego Coast District  
Diana Lilly, District Manager, San Diego Coast District





1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAVEMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.

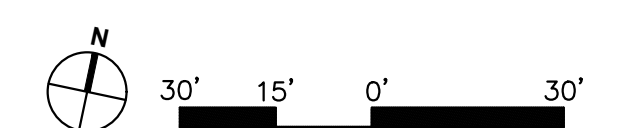
**SPURLOCK**  
LANDSCAPE ARCHITECTS

01/03/2020	CDP SUBMITTAL
05/07/2021	CDP RESUBMITTAL

[illegible]

2727 DE ANZA RD, SAN DIEGO, CA 92109

## L1.01











HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING
	(ORIGINALLY PROPOSED) CONCRETE PAVING REPLACED WITH DECOMPOSED GRANITE
	(ORIGINALLY PROPOSED) DECOMPOSED GRANITE
	ASPHALT, REPAIR <sup>1</sup> AS NEEDED 26,455 SF
	CLEANED AND RETAINED 262,876 SF
SITE FURNISHINGS	
	1 PEDESTRIAN GATE, 6' TALL VINYL OR WOOD
	2 FENCE TYPE 1, 6' TALL VINYL OR WOOD
	3 FENCE TYPE 2, 42" TALL VINYL COATED CHAIN LINK
OTHERS	
	4 COMMON GATHERING AREAS
	5 BIKE PATH
	6 LAUNDRY ROOM
	7 RESTROOM
	8 EXISTING SEWER, WATER, ELECTRICAL CONNECTIONS. REPAIR AS NEEDED
	9 EXISTING STREET LIGHT TO REMAIN
	10 EXISTING FIRE HYDRANT TO REMAIN
	11 EXISTING FENCE TO REMAIN
	LIMIT OF WORK

1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAYMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.

LANDSCAPE ARCHITECT

**SPURLOCK**  
LANDSCAPE ARCHITECTS

2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com

DATE ISSUED:

01/03/2020 CDP SUBMITTAL

05/07/2021 CDP RESUBMITTAL

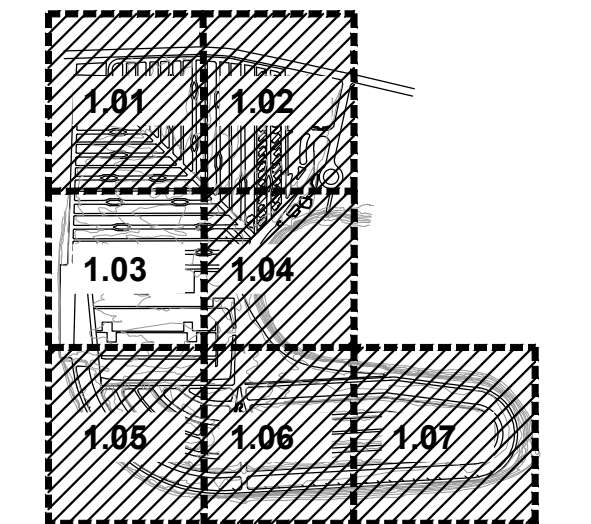
**MISSION BAY RV RESORT  
COASTAL DEVELOPMENT PLAN**

2727 DE ANZA RD, SAN DIEGO, CA 92109

PROJECT NUMBER **TVM-141**

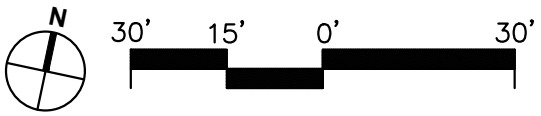


KEY MAP (NOT TO SCALE)



SHEET NAME **IMPROVEMENT  
PLAN**

SHEET NUMBER  
**L1.03**







HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING
	(ORIGINALLY PROPOSED) CONCRETE PAVING REPLACED WITH DECOMPOSED GRANITE 11,868 SF
	(ORIGINALLY PROPOSED) DECOMPOSED GRANITE 34,742 SF
	ASPHALT, REPAIR <sup>1</sup> AS NEEDED 85,011 SF
	CLEANED AND RETAINED 57,870 SF
SITE FURNISHINGS	
	1 PEDESTRIAN GATE, 6' TALL VINYL OR WOOD
	2 FENCE TYPE 1, 6' TALL VINYL OR WOOD
	3 FENCE TYPE 2, 42" TALL VINYL COATED CHAIN LINK
OTHERS	
	4 COMMON GATHERING AREAS 809 SF
	5 BIKE PATH
	6 LAUNDRY ROOM
	7 RESTROOM
	8 EXISTING SEWER, WATER, ELECTRICAL CONNECTIONS. REPAIR AS NEEDED
	9 EXISTING STREET LIGHT TO REMAIN
	10 EXISTING FIRE HYDRANT TO REMAIN
	11 EXISTING FENCE TO REMAIN
	LIMIT OF WORK

1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAVEMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.

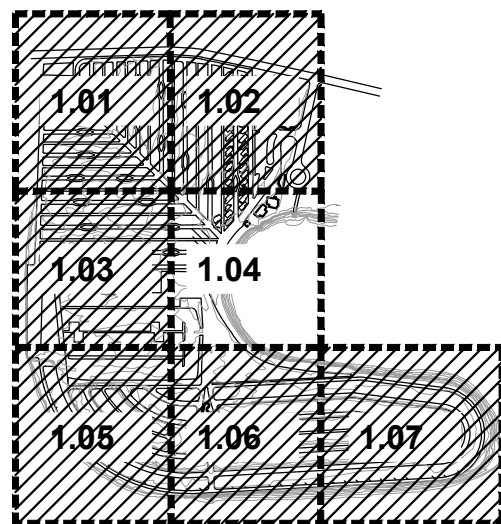
MISSION BAY RV RESORT  
COASTAL DEVELOPMENT PLAN

2727 DE ANZA RD, SAN DIEGO, CA 92103

PROJECT NUMBER TVM-141



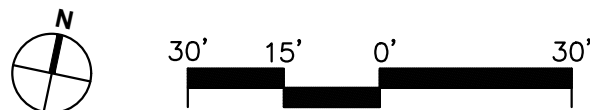
KEY MAP (NOT TO SCALE)



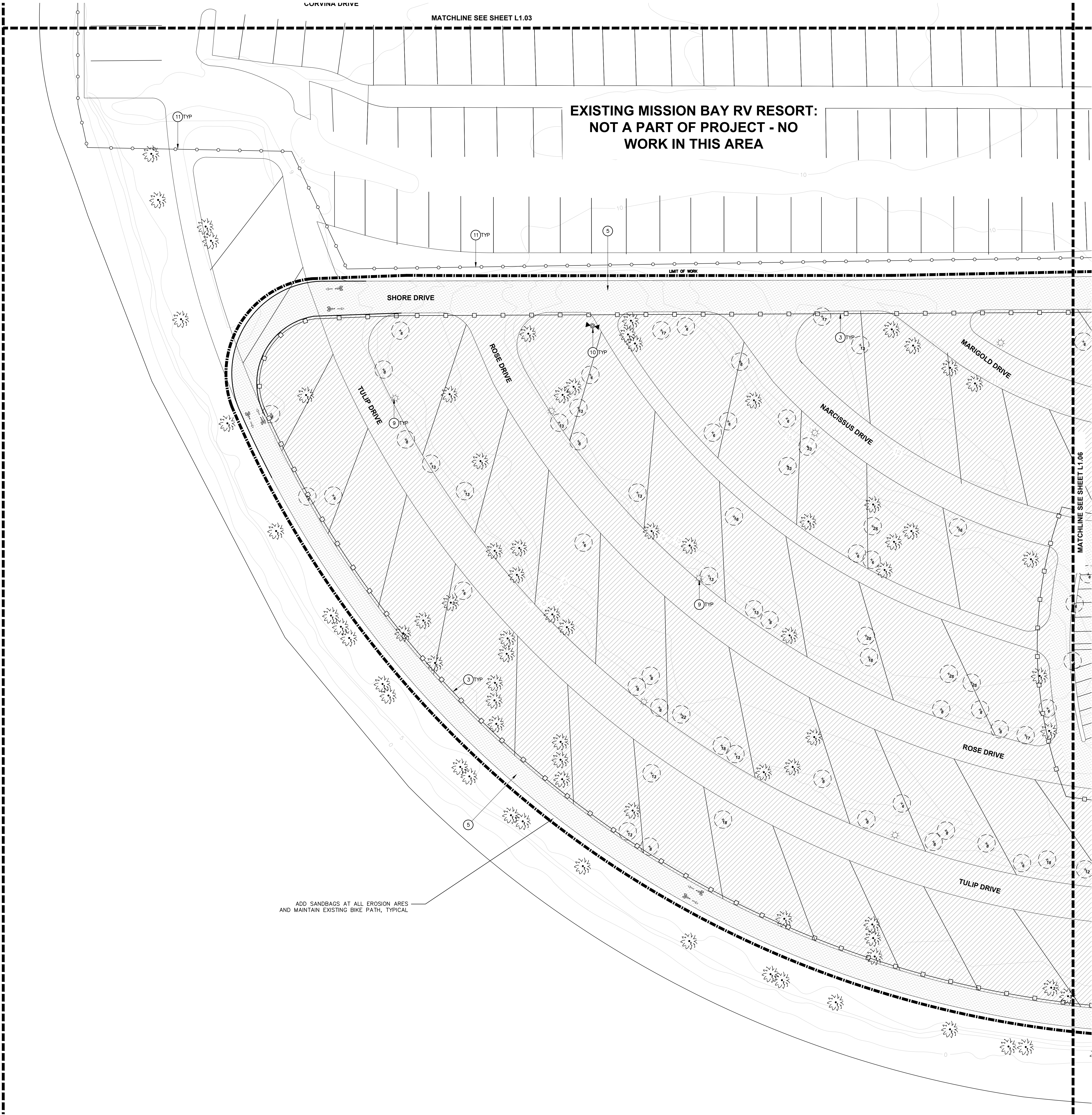
SHEET NAME IMPROVEMENT  
PLAN

SHEET NUMBER

L1.04







HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING
	(ORIGINALLY PROPOSED) CONCRETE PAVING REPLACED WITH DECOMPOSED GRANITE
	(ORIGINALLY PROPOSED) DECOMPOSED GRANITE
	ASPHALT, REPAIR <sup>1</sup> AS NEEDED 31,955 SF
	CLEANED AND RETAINED 234,798 SF
SITE FURNISHINGS	
	1 PEDESTRIAN GATE, 6' TALL VINYL OR WOOD
	2 FENCE TYPE 1, 6' TALL VINYL OR WOOD
	3 FENCE TYPE 2, 42" TALL VINYL COATED CHAIN LINK
OTHERS	
	4 COMMON GATHERING AREAS
	5 BIKE PATH
	6 LAUNDRY ROOM
	7 RESTROOM
	8 EXISTING SEWER, WATER, ELECTRICAL CONNECTIONS. REPAIR AS NEEDED
	9 EXISTING STREET LIGHT TO REMAIN
	10 EXISTING FIRE HYDRANT TO REMAIN
	11 EXISTING FENCE TO REMAIN
	LIMIT OF WORK

1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAVEMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.

LANDSCAPE ARCHITECT

**SPURLOCK**  
LANDSCAPE ARCHITECTS

2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com

DATE ISSUED:

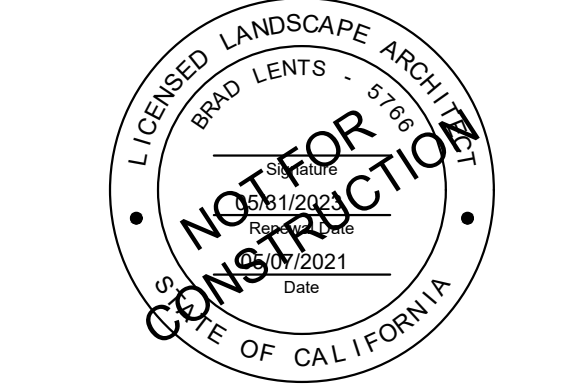
01/03/2020 CDP SUBMITTAL

05/07/2021 CDP RESUBMITTAL

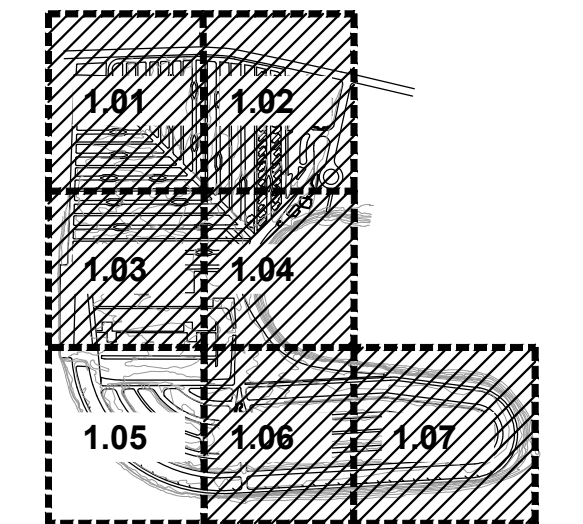
MISSION BAY RV RESORT  
COASTAL DEVELOPMENT PLAN

2727 DE ANZA RD, SAN DIEGO, CA 92109

PROJECT NUMBER TVM-141



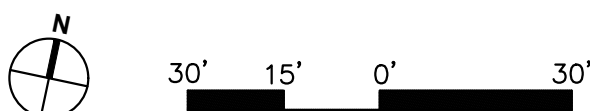
KEY MAP (NOT TO SCALE)



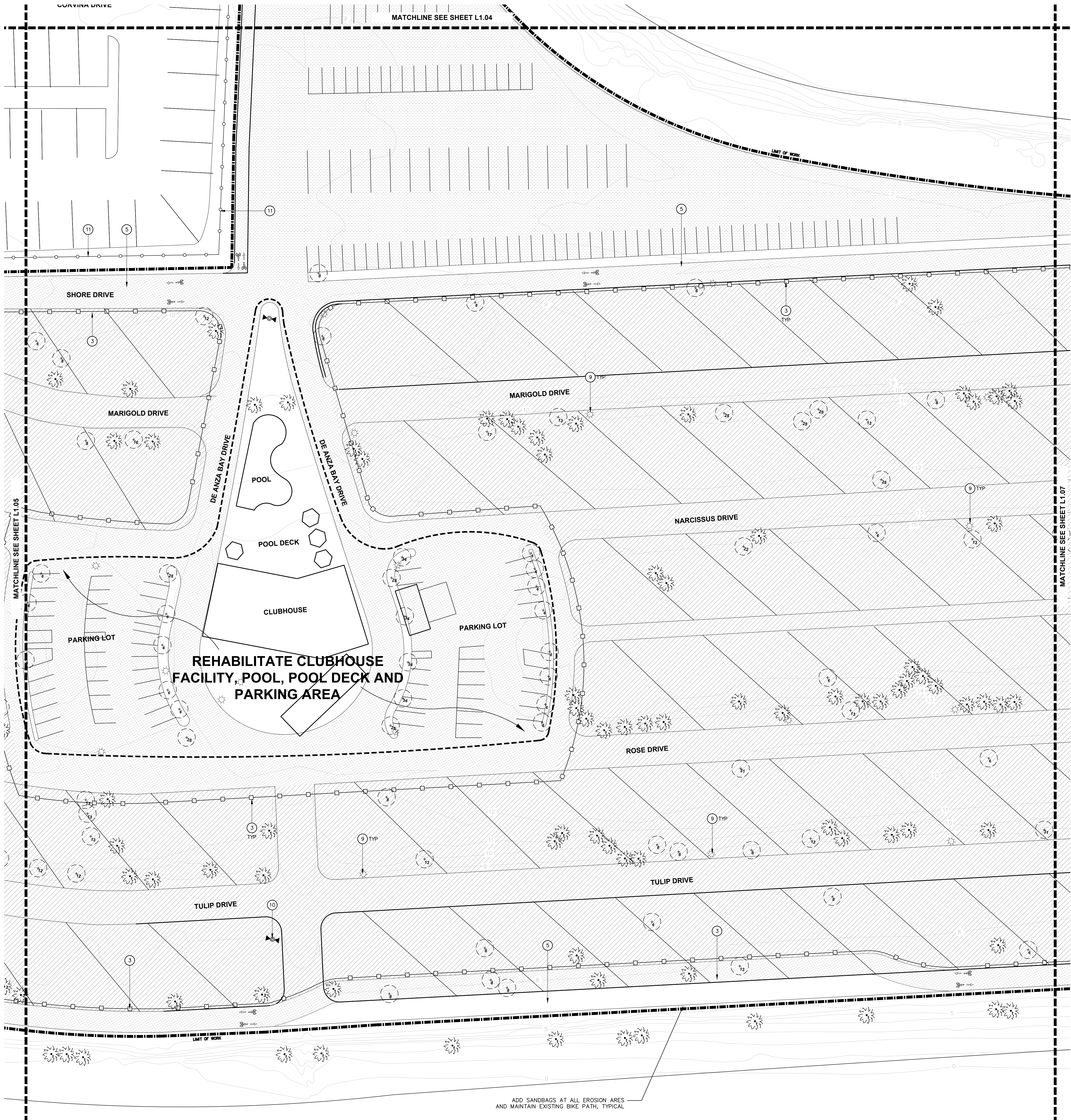
SHEET NAME IMPROVEMENT  
PLAN

SHEET NUMBER

**L1.05**







HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING
	(ORIGINALLY PROPOSED) CONCRETE PAVING REPLACED WITH DECOMPOSED GRANITE
	(ORIGINALLY PROPOSED) DECOMPOSED GRANITE
	ASPHALT, REPAIR <sup>1</sup> AS NEEDED 159,551 SF
	CLEANED AND RETAINED 312,438 SF
SITE FURNISHINGS	
	1 PEDESTRIAN GATE, 6' TALL VINYL OR WOOD
	2 FENCE TYPE 1, 6' TALL VINYL OR WOOD
	3 FENCE TYPE 2, 42" TALL VINYL COATED CHAIN LINK
OTHERS	
	4 COMMON GATHERING AREAS
	5 BIKE PATH
	6 LAUNDRY ROOM
	7 RESTROOM
	8 EXISTING SEWER, WATER, ELECTRICAL CONNECTIONS. REPAIR AS NEEDED
	9 EXISTING STREET LIGHT TO REMAIN
	10 EXISTING FIRE HYDRANT TO REMAIN
	11 EXISTING FENCE TO REMAIN
	LIMIT OF WORK

1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAVEMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.

MISSION BAY RV RESORT  
COASTAL DEVELOPMENT PLAN

2727 DE ANZA RD, SAN DIEGO, CA 92103

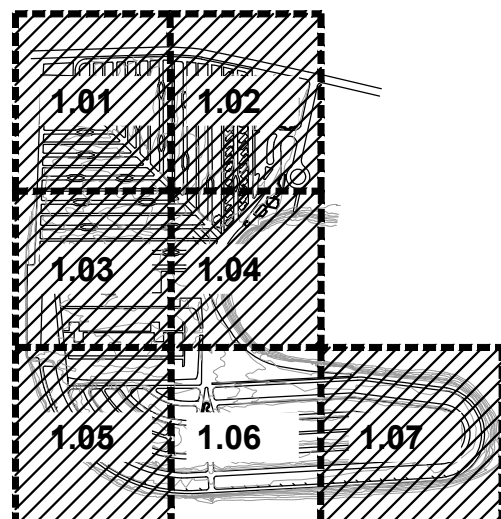
LANDSCAPE ARCHITECT  
**SPURLOCK**  
LANDSCAPE ARCHITECTS  
2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com

DATE ISSUED:  
01/03/2020 CDP SUBMITTAL  
05/07/2021 CDP RESUBMITTAL

PROJECT NUMBER TVM-141



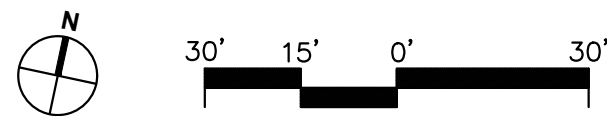
KEY MAP (NOT TO SCALE)



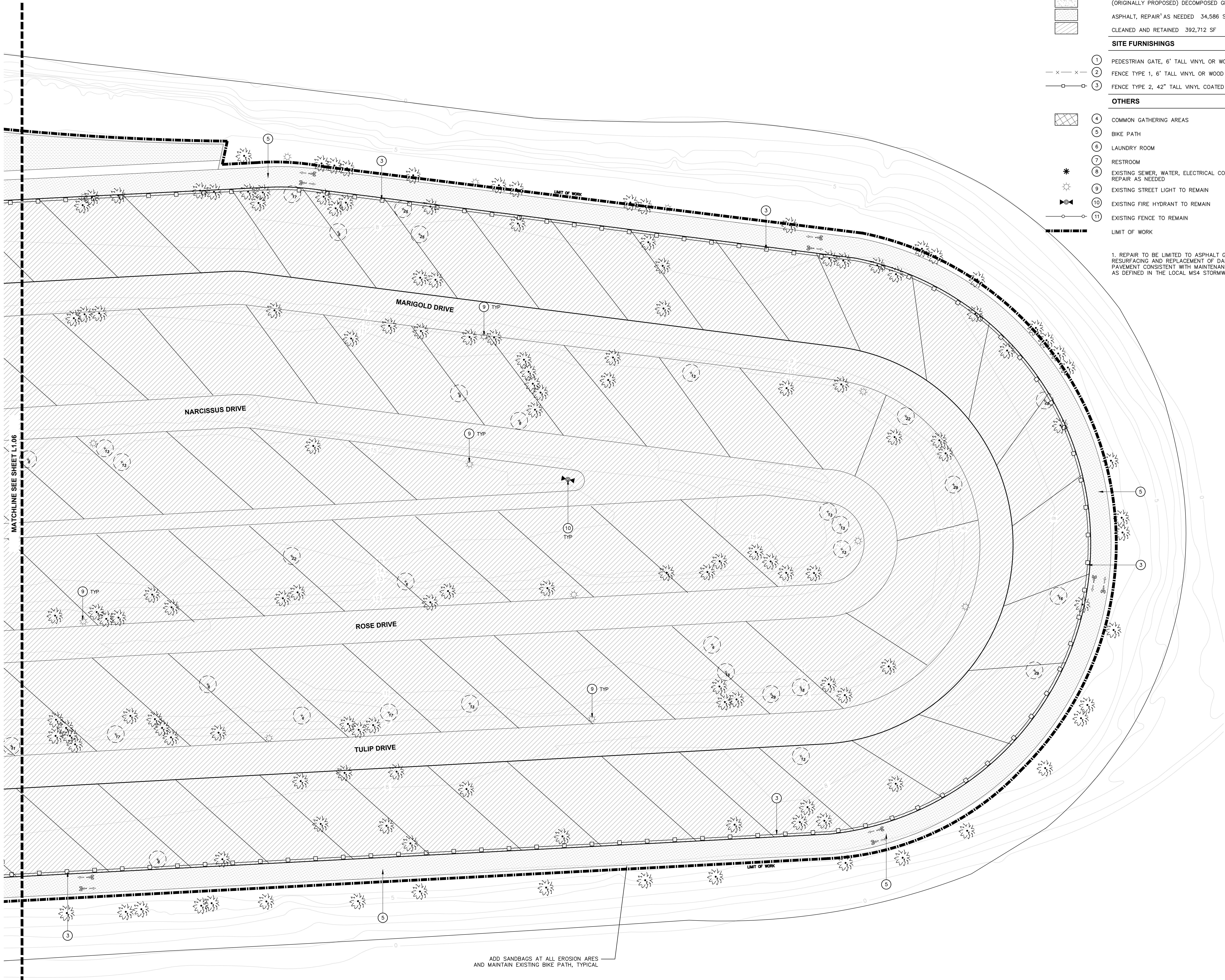
SHEET NAME IMPROVEMENT  
PLAN

SHEET NUMBER

L1.06







HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING
	(ORIGINALLY PROPOSED) CONCRETE PAVING REPLACED WITH DECOMPOSED GRANITE
	(ORIGINALLY PROPOSED) DECOMPOSED GRANITE
	ASPHALT, REPAIR AS NEEDED 34,586 SF
	CLEANED AND RETAINED 392,712 SF
SITE FURNISHINGS	
	1 PEDESTRIAN GATE, 6' TALL VINYL OR WOOD
	2 FENCE TYPE 1, 6' TALL VINYL OR WOOD
	3 FENCE TYPE 2, 42' TALL VINYL COATED CHAIN LINK
OTHERS	
	4 COMMON GATHERING AREAS
	5 BIKE PATH
	6 LAUNDRY ROOM
	7 RESTROOM
	8 EXISTING SEWER, WATER, ELECTRICAL CONNECTIONS. REPAIR AS NEEDED
	9 EXISTING STREET LIGHT TO REMAIN
	10 EXISTING FIRE HYDRANT TO REMAIN
	11 EXISTING FENCE TO REMAIN
	LIMIT OF WORK
1. REPAIR TO BE LIMITED TO ASPHALT GRINDING AND RESURFACING AND REPLACEMENT OF DAMAGED PAVEMENT CONSISTENT WITH MAINTENANCE ACTIVITIES AS DEFINED IN THE LOCAL MS4 STORMWATER PERMIT.	

PROJECT TOTAL SF
78,674 SF
248,441 SF
593,683 SF
1,465,139 SF

LANDSCAPE ARCHITECT

SPURLOCK

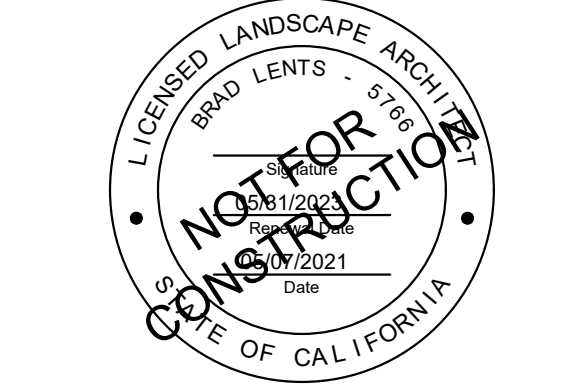
LANDSCAPE ARCHITECTS

2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com

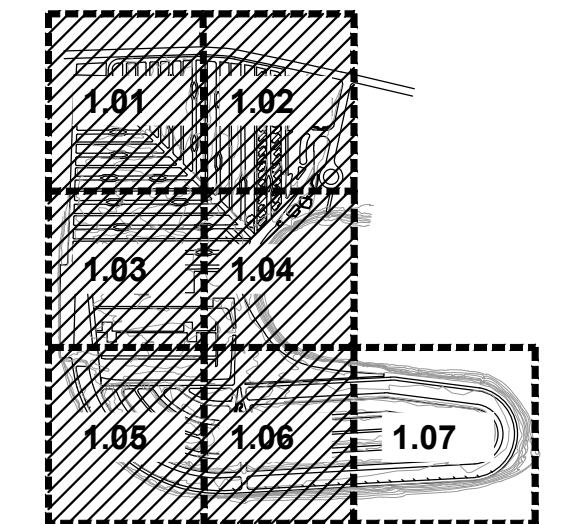
DATE ISSUED:  
01/03/2020 CDP SUBMITTAL  
05/07/2021 CDP RESUBMITTAL

MISSION BAY RV RESORT  
COASTAL DEVELOPMENT PLAN

PROJECT NUMBER TVM-141



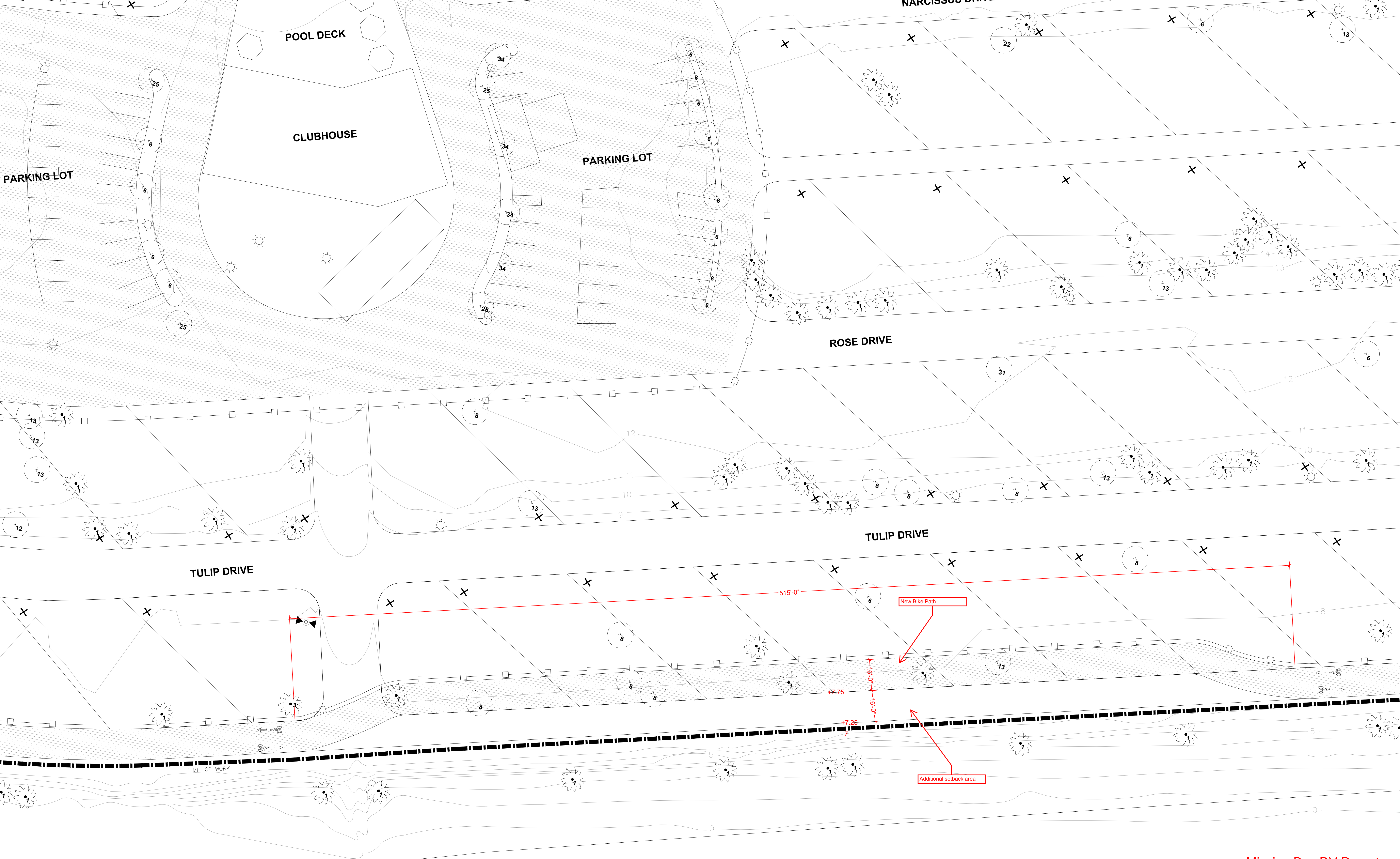
KEY MAP (NOT TO SCALE)



SHEET NAME IMPROVEMENT PLAN

SHEET NUMBER  
L1.07









**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515**

November 24, 2020

Supervisor Erin Prahler  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

**Re: Northeast MB, LLC's Coastal Development Permit (CDP)**

Dear District Supervisor Prahler and Coastal Commissioners,

I am writing to urge swift approval of Northeast MB, LLC's Coastal Development Permit (CDP) application related to the cleanup of De Anza Cove.

Mission Bay Park has always been an important recreational asset for San Diego, providing residents and visitors with critical coastal access and affordable camping opportunities. However, the De Anza Cove site remains blighted with abandoned, asbestos-filled homes and debris, posing significant public health and environmental risks. Moreover, bike and pedestrian paths have fallen into disrepair, depriving residents and visitors of safely enjoying this treasured, bayfront peninsula. While the applicant has taken steps to contain these hazards, approval of the CDP is urgently needed to make the site more publicly accessible, as well as safer for both people and the environment.

Approval of this improvement project will expedite the long-awaited cleanup of De Anza Cove, including the removal of the asbestos-filled homes, the repair of popular, waterfront bike and pedestrian paths, and help ensure greater access to affordable coastal accommodations at a time when other forms of accommodations are increasingly insecure.

I wholeheartedly support this project, which the San Diego City Council approved in June 2019, because it will result in critical public health and safety improvements, environmental cleanup, and improved coastal access. For these reasons, I support its approval.

**SCOTT H. PETERS**  
52<sup>ND</sup> DISTRICT, CALIFORNIA



2338 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
(202) 225-0508

4350 EXECUTIVE DRIVE, SUITE 105  
SAN DIEGO, CA 92121  
(858) 455-5550

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515**

Thank you for your time and consideration. If you have any questions, please feel free to call or email Anthony Nguyen of my staff at (858) 455-5550 or [Anthony.Nguyen@mail.house.gov](mailto:Anthony.Nguyen@mail.house.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Peters".

Scott Peters  
Member of Congress  
U.S. House of Representatives  
California, 52nd District

CC:

Steve Padilla, California Coastal Commission Chair  
Karl Schwing, District Director, San Diego Coast District  
Deborah Lee, District Manager, San Diego Coast District  
Alex Llerandi, Coastal Program Analyst, San Diego Coast District

2/17/2021

Supervisor Erin Prahl  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

**Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053**

Dear District Supervisor Prahl and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As a resident, small business owner and President of the Mission Beach Town Council of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife.

Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly-accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community. Additionally, the Mission Beach Town Council has passed a near unanimous vote of support for this project. Our community members have nothing but love and respect for the way that Campland has operated for the past several decades and we hold a great deal of trust and credibility on them to continue with this new project.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths, and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. As a bike rental business owner my customers, who come from all over the world, will certainly enjoy having further access through these recreational access amenities. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.

For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the surrounding neighborhoods. Thank you for your consideration and for all that you do for our coastline. (next page)

Sincerely,

Matthew Gardner

Resident

Superdragon, Inc (Cheap Rentals/Mission Beach Rentals): President

Mission Beach Town Council: President

[Matt@cheap-rentals.com](mailto:Matt@cheap-rentals.com)

(858)220-2781

CC:

Erin Prahl, District Supervisor, San Diego Coast District

Karl Schwing, District Director, San Diego Coast District

Deborah Lee, District Manager, San Diego Coast District

Alex Llerandi, Coastal Program Analyst, San Diego Coast District

February 17, 2021

Supervisor Erin Prahler  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053

Dear District Supervisor Prahler and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As a resident of Pacific Beach and a business owner in the Mission Beach community of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife.

Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly-accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths, and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.

For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the surrounding neighborhoods. Thank you for your consideration and for all that you do for our coastline.

Sincerely,



Sarah Mattinson  
Owner Olive Café and Olive Baking Co  
[sarah.olivemb@gmail.com](mailto:sarah.olivemb@gmail.com)  
619-829-2600

CC: Erin Prahler, District Supervisor, San Diego Coast District  
Karl Schwing, District Director, San Diego Coast District  
Deborah Lee, District Manager, San Diego Coast District  
Alex Llerandi, Coastal Program Analyst, San Diego Coast District



# Paradise Point

## San Diego's Island Resort

4/16/2021

Supervisor Erin Prahler  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

**Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053**

Dear District Supervisor Prahler and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As General Manager at Paradise Point Resort and Spa in the Mission Beach community of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife.

Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly-accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths, and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.

For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the

# Paradise Point

## San Diego's Island Resort

surrounding neighborhoods. Thank you for your consideration and for all that you do for our coastline.

Sincerely,



Jim Gross  
General Manager  
jgross@paradisepoint.com  
(858) 581-5940

CC:

Erin Praher, District Supervisor, San Diego Coast District  
Karl Schwing, District Director, San Diego Coast District  
Deborah Lee, District Manager, San Diego Coast District

**Llerandi, Alexander@Coastal**

---

**From:** matt@luv2camp.com  
**Sent:** Monday, April 12, 2021 3:17 PM  
**To:** Prahler, Erin@Coastal  
**Cc:** Schwing, Karl@Coastal; Lee, Deborah@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053

04/12/21

Supervisor Erin Prahler

CC:

Karl Schwing, District Director, San Diego Coast District  
Deborah Lee, District Manager, San Diego Coast District  
Alex Llerandi, Coastal Program Analyst, San Diego Coast District  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

**Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053**

Dear District Supervisor Prahler and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As a business owner in the Mission Beach community of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife.

Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.



For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the surrounding neighborhoods. Thank you for your consideration and for all that you do for our coastline.

Thanks,

Matt Waroff  
Luv2Camp SD  
Cell (619)694-8581  
Office (888)898-2267  
Fax (888)720-4029  
[Matt@Luv2Camp.com](mailto:Matt@Luv2Camp.com)  
[www.Luv2Camp.com](http://www.Luv2Camp.com)

## **Llerandi, Alexander@Coastal**

---

**From:** Laura Johnson <laurajohnson858@gmail.com>  
**Sent:** Monday, April 26, 2021 10:48 AM  
**To:** prahler@coastal.ca.gov; Schwing, Karl@Coastal; Lee, Deborah@Coastal; Llerandi, Alexander@Coastal; Prahler, Erin@Coastal  
**Subject:** Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053

April 26, 2021

Supervisor Erin Prahler  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053

Dear District Supervisor Prahler and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As a resident of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife. Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly-accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths, and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.

For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the surrounding neighborhoods. Thank you for your consideration!

Sincerely,

Laura Johnson

[laurajohnson858@gmail.com](mailto:laurajohnson858@gmail.com)

858-692-4059

## Llerandi, Alexander@Coastal

---

**From:** Blaine Smith <bsmith@710br.com>  
**Sent:** Sunday, April 25, 2021 8:42 PM  
**To:** Praher, Erin@Coastal; Schwing, Karl@Coastal; Lee, Deborah@Coastal; Llerandi, Alexander@Coastal  
**Subject:** Re: Northeast MB, LLC's Coastal Development Permit (CDP) No. 6-20-0053

Dear District Supervisor Praher and Coastal Commissioners,

I am writing to offer my support and encourage prompt approval of Northeast MB, LLC's CDP application related to the clean-up and improvements at Mission Bay RV Resort in De Anza Cove.

As a resident/business owner in the Mission Beach community of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support the applicant's plans to revitalize Mission Bay RV Resort, which will help make this cherished portion of our coastline cleaner and more accessible for people and wildlife.

Today, Mission Bay RV Resort is occupied by abandoned, asbestos-filled homes, preventing much of this cherished coastal property from being publicly-accessible, and impacting the many pedestrians, cyclists, outdoor enthusiasts and nature lovers who seek out De Anza and nearby Campland on the Bay specifically for the unique access to waterfront recreation, bike and pedestrian opportunities and affordable overnight accommodations they provide. There is no other place like De Anza Cove in Mission Bay Park, let alone the City of San Diego. The unique mix of recreation and affordability offered in this corner of the Bay is especially meaningful for our community.

Additionally, the CDP will allow for much-needed repairs to the site's popular coastal bike and pedestrian paths, and increase access to affordable coastal accommodations by allowing interim RV and tent camping using infrastructure already in place. At a time when so many people are struggling economically due to the pandemic, this type of access is more important than ever, especially as people get vaccinated and seek out responsible, affordable ways to spend time together outdoors.

For these reasons and more, immediate action to approve this CDP is critical, as it will help provide a cleaner, safer and more accessible coastline for visitors of Mission Bay Park and the surrounding neighborhoods. Thank you for your consideration and for all that you do for our coastline.

Sincerely,  
Blaine Smith  
Mission Beach

May 5<sup>th</sup>, 2021

**W15c**

Applicant: Northeast MB, LLC  
CDP Application # 6-20-0053  
Scheduled on May 12, 2021 Agenda  
Agenda Item: W15c

Chairman Steve Padilla  
California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108

**Re: Public Comment on May 12, 2021 Agenda Item Wednesday 15c - Application No. 6-20-0053  
(Northeast MB, LLC, San Diego)**

Dear Chairman Padilla and members of the Commission,

I am writing to offer my support and urge approval of Northeast MB, LLC's CDP application related to the clean-up of abandoned mobile homes and the expansion of RV camping opportunities at Mission Bay RV Resort.

As a resident of San Diego, I value the importance of a clean, accessible and affordable coastline for all, and strongly support this CDP application to help clean-up De Anza Cove and improve safety, accessibility and waterfront recreation in this cherished portion of our coastline.

Thousands of outdoor enthusiasts and nature lovers seek out De Anza Cove specifically for the bike and pedestrian opportunities, direct coastal access, and camping access it provides. In fact, the unique access to recreation and affordable accommodations offered in this corner of Mission Bay is quite unlike anywhere else in San Diego, making approval of the CDP especially meaningful for our community.

Approval of this CDP application will allow for the removal of asbestos-filled homes, which limit opportunities for public enjoyment of this area and pose risks for the surrounding environment. It will also allow for much-needed repairs to the popular coastal bike and pedestrian path around the peninsula of De Anza Cove, and expand access to affordable coastal accommodations by making 150 interim campsites available to the public. At a time when so many are facing economic hardships due to COVID-19 impacts, waterfront camping opportunities are more important than ever, especially as people seek out safe, affordable ways to spend time together outdoors.

For these reasons, this project at Mission Bay RV Resort is critical, as it will help provide a cleaner, safer, more accessible coastline for all visitors of Mission Bay. I thank you for your time and attention to this matter and for all that you do for our coastline. Feel free to reach out at [Sammy\\_battikhi@shamrockfoods.com](mailto:Sammy_battikhi@shamrockfoods.com) if you would like any further information.

Sincerely,

SIGNATURE



NAME: Sammy Battikhi

TITLE: Account Executive / Shamrock Foodservice

CC:

Erin Prahl, District Supervisor, San Diego Coast District  
Alex Llerandi, Coastal Program Analyst, San Diego Coast District

**RECEIVED**

**MAY 05 2021**

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

## **Llerandi, Alexander@Coastal**

---

**From:** SanDiegoCoast@Coastal  
**Sent:** Thursday, May 6, 2021 1:22 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** FW: Public Comment on May 2021 Agenda Item Wednesday 15c - Application No. 6-20-0053 (Northeast MB, LLC, San Diego)

-----Original Message-----

From: Catherine Thiemann <catherinethiemann@gmail.com>  
Sent: Thursday, May 6, 2021 1:15 PM  
To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>  
Subject: Public Comment on May 2021 Agenda Item Wednesday 15c - Application No. 6-20-0053 (Northeast MB, LLC, San Diego)

To the San Diego Coastal Commission

Regarding Permit Number 6-20-0053  
Item W15c on the May 12 agenda

Dear friends,

As a 30-year resident of Pacific Beach, I urge you to oppose the expansion of the Mission Bay RV resort onto the former mobile home sites at 2727 De Anza Road. It makes no sense to plan any buildings or infrastructure on this land, since local leaders and decision-making bodies officially support the “wildest” option of Rewild Mission Bay, which would restore this land to a natural wetland. In October 2020, the San Diego Regional Water Quality Control Board voted 6-0 for an SEP enabling wetland restoration to be considered at the same level as the city’s own plan.

Recreational use of Mission Bay is important, but there is other land that could serve that purpose. Wetlands can’t be moved inland; they have to be here, and they have to be of a viable size. The current wetland reserve (Kendall Frost) is languishing due to its small size and distance from its water source, Rose Creek.

With global climate change and sea level rise, we desperately need to protect and expand our wetlands. Thank you for voting NO to this application.

Respectfully,  
Catherine Thiemann

May 7<sup>th</sup>, 2021

Northeast MB LLC Coastal Development Permit application  
At Coastal Commission 5/12/21  
Item 15c

Dear Coastal Commission Members,

Thank you for the opportunity to comment on Item 15c. While we appreciate the hard work put into this CDP by Coastal Commission staff, and also appreciate the need for cleanup and remediation of the De Anza site and improved public access, the project proposed by Northeast MB LLC is simply not the way to achieve these goals. The proposed project will intensify private use of public lands in Mission Bay Park and pre-empt the outcome of the ongoing De Anza Revitalization planning process.

**Therefore, we oppose this CDP application and urge commissioners to vote “no” on this item.**

When the City Council of San Diego agreed to a short term lease extension for Campland on the Bay and the opportunity to take over operations of the Mission Bay RV Park it was done under the explicit representation that Campland would conduct the full cleanup of the former De Anza Point Mobile Home Estates, expand public access, and engage in only temporary operations of an expanded RV Park, pending the outcome of the De Anza Revitalization Planning Process. Essentially – Campland, a private company, was allowed to profit off of public lands in exchange for providing a public good.

**However, what they have proposed in this CDP fails to fulfill the intent of that agreement.**

We oppose the CDP application by Northeast MB LLC to intensify the private use of Mission Bay Regional Park while a City-led planning process is underway. New land uses are currently being planned for this area of Mission Bay through the City’s De Anza Revitalization Plan. Though the report mentions several times that this project should only permit interim uses, we oppose it because, despite the Commission’s best efforts, the proposed construction will result in long-term investments, provide a false image of permanence, and prejudice the on-going City planning process. It will increase the leverage of continuing this land use, to the detriment of the public and substantial water quality improvement.

The approval of this CDP runs counter to the call for water quality improvement and additional wetlands creation in this area in the Mission Bay Park Master Plan. It also obstructs Coastal Act section 30231:

Fostering the protection and appreciation



of birds, other wildlife, and their habitats...

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored.*

San Diego Audubon's ReWild Mission Bay Feasibility Study and the work of the 55-member ReWild Coalition have shown that it is feasible to restore this area and the City of San Diego has recently begun a new land use planning alternative with the goal of substantial wetland restoration in the ongoing planning process. We have always been focused on the great potential of this area for wetland restoration, water quality improvement, sea level rise resilience and improved public access, and this CDP moves us farther from that goal.

This applicant has a long history of operating facilities in Mission Bay, and as recently as their April 2020 Annual Lessee Update (attached), they ignore the requirements placed on them for improving the site for the public and for public recreation, reporting solely on the improvements made for Mission Bay RV guests. The CDP report even calls the users of the Mission Bay RV Park 'residents' in Special Condition 8. d), when in reality they are visitors to the Bay, sharing the space with the rest of the public. The City of San Diego also has a long history of putting lessee operations over the right of public access, with a long, tangled history of private use of state tidelands in this area.

We appreciate the numerous improvements that Coastal Commission staff have made to the application, which recognize the deficiencies in the project regarding water quality, public access, and the importance of interim land use vs. permanent 'improvements' and long-term operations. We support the numerous recommended Special Conditions regarding water quality impacts from the large amount of impervious surfaces that will be maintained or improved over the course of the project. This focus on stormwater BMPs fits with the Mission Bay Park Master Plan's call for water quality improvement to be the 'foremost' consideration for this area. The Coastal Commission staff has also vastly improved the public access in the plan, adding requirements and safety measures to make sure that this interim land use is not seen as privatized access to the Bay, which has characterized this area and Campland on the Bay for decades. We also appreciate the numerous times where the Coastal Commission staff acknowledges that the City of San Diego is in the midst of a land use planning process for this area and that it should be an interim use.

While these Special Conditions are positive, we have several concerns about missing components to the CDP application and staff report:

### **1. Water Quality Testing**

The CDP notes that this area of Mission Bay is impaired and on the 303(d) list, has muted tidal flushing, and that the Mission Bay Park Master Plan places water quality improvement of the De Anza area as the 'foremost' consideration for new land uses. The report also specifically calls out De Anza Cove for poor water quality, but the CDP considerations don't address the public's



need to know of poor water quality from existing, and potentially exacerbated, water quality impacts. The County of San Diego measures water quality recreational standards in several places in Mission Bay, as does Surfrider's Blue Water Task Force, but neither take measurements in De Anza Cove. This project could significantly increase the recreational contact with De Anza Cove. The improved access, signage and parking at this public beach contained in the CDP should be accompanied by improved knowledge and sharing of that information about when it is safe for the public to swim and recreate in De Anza Cove.

The CDP should require the applicant to:

1. hire a contractor to do recreational water quality testing following the same protocols as San Diego County, weekly and after rainstorms of  $>.5"$ , and
2. display signs publicly when the water quality is known to be unsafe for contact.

That would provide the public much-needed information, and would match the Master Plan's call for a focus on water quality at De Anza. The cost of this public benefit could likely fit within the rent credits that the applicant is receiving from the City.

## **2. Environmental Hazards**

The applicant got permission to use this public area on an interim basis because they were going to deal with the mobile homes and potential hazards on site. The soil should be tested and the mobile homes should be removed safely and transparently. As with the public need for better information about water quality hazards, the likely increase in public access to this area heightens the need for this CDP to facilitate understanding baseline soil contamination, ensure that it does not worsen, and notify the public about the hazards, if any.

Asbestos and other contamination is a concern that the CDP does not adequately address. The applicant has repeatedly stated that the mobile homes have asbestos. "Added Gelfand 'Asbestos there poses a public health threat and an environmental hazard'" as quoted in the SDNews (attached, San Diego Community News Group - Campland proposes taking over the former Mission Bay RV resort and removing asbestos), and there are records from a public records request of six San Diego Air Pollution Control District Notifications of Asbestos Renovation or Demolition Operations (attached) that certify the presence of asbestos in the mobile homes.

The June 2019 De Anza Lease acknowledges the presence of asbestos and contains numerous carve-outs for the potential release of asbestos (§8.15 [Asbestos, requiring Lessee to remove asbestos and any other hazardous substances in the mobile homes], §9.21 [Acceptance of Premises, "LESSEE intends to perform a Phase 1 Environmental Assessment of the Premises after the date hereof and LESSEE shall have no liability for any Hazardous Substances revealed by such Phase 1 (or follow-up Phase 2) other than asbestos and other Hazardous Substances in the existing mobile homes or released by LESSEE's removal of the mobile homes."]; Exhibit B-1 ["Removal of remaining mobile homes and lot space debris within the mobile home sections of the property, and asbestos. The public needs to know abatement within mobile homes as



necessary, consistent with applicable federal, state, and local regulations for containment and management of potential hazardous materials.”]

Information about the amount and location of the asbestos have not been made public, and neither we nor the Coastal Commission has the transparency needed to know if the De Anza clean-up would be handled appropriately. The June 2019 De Anza Lease calls for a Phase 1 Assessment, which has not been shared with the public. And the Lessee would be responsible for contamination that occurs from the removal of the mobile homes, so baseline information is needed to know if the removal exacerbates pollution in any way. The applicant, in their April 2020 Annual Lessee Update (attached, Exhibit A) states ‘certified technicians from an environmental engineering firm were deployed to begin conducting asbestos and lead testing on all 166 mobile homes remaining on the property’ but the results of this survey have not been shared and are not addressed in this CDP.

On-site soil contamination is a major concern:

1. stormwater BMPs called for in this plan will disturb the soil,
2. recreators will interact with the soil as it is operated for the next 5 years while kids are digging and playing in the soil next to the pavement, and
3. removing the homes will disturb and move the soil around the site and off the site, into the surrounding neighborhoods.

The CDP should require adequate mobile home and soil testing for hazardous contaminants, and should require that information be shared with the Coastal Commission. If the testing reveals asbestos, lead or other contaminants then the Coastal Commission should help the applicant by specifying how the mobile home removal and subsequent construction and recreation on the site can be conducted safely and how the contaminants can be kept from impacting the public and the water quality of the Bay. The cost of this public benefit could likely fit within the total value of the rent credits that the applicant is receiving from the City.

#### **Additional concerns:**

1. The Coastal Commission sets a term limit of June, 2027 on the permit. It’s completely appropriate to have the permit match the short-term nature of the City’s lease agreement, but in G. Unpermitted Development, the Coastal Commission states that the applicant has a four-year lease agreement with the possibility of a one-year extension. Instead, this time frame should result in the CDP expiring in June, 2024. This shortened term limit makes the cost of the investment in this area over the course of this....
2. To adequately establish the interim nature of the components of this CDP, the Coastal Commission should add a Special Condition that states that any future assessment of the feasibility of habitat restoration must continue to be based on the analyses on record, and that new investments by the City or the applicant won’t be used to increase the burden of the feasibility of habitat restoration.
3. In the CDP report, Page 35, Marine Resources and Water Quality, provides no information about the water quality of Rose Creek, even though a substantial portion of the parcel abuts



- it. Rose Creek is the main freshwater input to the Bay, and has a long history of poor water quality; it is also on the 303(d) list. That information should be acknowledged and addressed in this report, in addition to the water quality problems that are mentioned by the Staff in this corner of Mission Bay.
4. Special Conditions #8 Public Access Plan contains a signage plan and an attached map. The locations numbered iii and v are called for in this section, but are not on that attached Exhibit 4. We also recommend that signs be placed along the bike path, so that the use of this area by the public is clear.
  5. All garbage cans at the site should be scavenger-proof containers. Mission Bay Park has problems with litter that is properly disposed of but then blown or pulled out of the lidless garbage cans. That results in litter on the ground and in the water and can be avoided with readily available garbage can designs.
  6. The applicant should remove the handful of tall, non-native palms from the site because they often function as raptor perches and corvid nesting sites, both of which detrimentally affect the common and sensitive species that use Rose Creek, Kendall-Frost Marsh Reserve and the California Least Tern Nesting Preserves on north Fiesta Island. Mexican fan palm, Canary Island date palm, Brazilian pepper tree and Peruvian pepper tree are all on CallPC's invasive plant list, which is called out Special Condition 2. a) ii. C "...shall be employed or allowed to naturalize or persist on the site."

The City is planning for new land uses and directions for this specific area, some of which would contribute substantially to many of the Coastal Act goals, including section 30231. It is very likely that the economy of having the use proposed in this CDP application evolve into the final use will significantly influence the selection of the final alternative away from alternatives that will satisfy that section of the Coastal Act. We urge the Coastal Commission to oppose this CDP, and keep the City's planning process unbiased and open to a plan that will significantly address the need for a section 30231 approach in this area.

De Anza Cove is in serious need of restoration. But this project will permit an expanded and private use, pushing back the chance to achieve progress on many goals of the Coastal Act. It will foster permanent and private use while the City is currently planning for new land uses and directions in the public park. We urge the Coastal Commission to oppose this CDP.

Sincerely,

CleanEarth4Kids  
Democrats for Equality  
Environmental Center of San Diego  
Friends of Rose Creek

Montgomery-Gibbs Environmental Coalition  
Save Everyone's Access  
San Diego Audubon Society  
San Diego California Native Plant Society  
San Diego Coastkeeper

*Fostering the protection and appreciation*



*of birds, other wildlife, and their habitats...*

San Diego Children and Nature  
SWIA  
STAY COOL for Grandkids  
Surfrider, San Diego County  
Sustainability Matters  
WILDCOAST



## CAMPLAND ON THE BAY® | MISSION BAY RV RESORT | DE ANZA IMPROVEMENT PROJECT

### Annual Lessee Update, Minimum Rent Relief Request and Notice of Unavoidable Delay

April 2020

*Prepared by Jacob Gelfand, Vice President, Operations  
Terra Vista Management, Inc.  
Campland on the Bay | Mission Bay RV Resort*

#### **Background**

On June 24, 2019, the San Diego City Council approved a lease extension for Campland on the Bay (sometimes referred to as “Campland”) and a lease for the De Anza Cove property that includes Mission Bay RV Resort. In addition to and separate from day-to-day operations, the Mission Bay RV Resort lease includes the De Anza Cove Improvement Project, comprised of rent creditable capital improvements not to exceed \$8,050,000, as described in Exhibit B-1 of the lease.

Terra Vista Management, Inc. (herein referred to as “Management” or “Terra Vista”) is the management company that operates Campland on the Bay and Mission Bay RV Resort on behalf of affiliated lessees Campland, LLC and Northeast MB, LLC, respectively. Terra Vista took over operations of Mission Bay RV Resort on July 1, 2019. Since then, Management’s team has made numerous, significant improvements to internal operations, customer service, security and safety, and recreation at Mission Bay RV Resort. Notable highlights are listed below.

During this same period, Campland on the Bay celebrated its 50th Anniversary of providing affordable, waterfront accommodations and family-friendly recreation on Mission Bay. Underscoring its status as a beloved San Diego destination, Campland received public recognition for excellence, including the award for “Best Staycation” in the San Diego Union-Tribune's 2019 Reader’s Poll, and the award for “Best Place to Camp” in San Diego City Beat 2019 Reader’s Poll.

**Mission Bay RV Resort Operational Improvements** completed since commencement of the lease include the following:

#### **Utility System Repairs**

- Gas line repairs
- Sewer main cleanouts
- Water main repairs
- Irrigation upgrades to avoid waste
- Repair of utility pedestals

#### **Safety Interventions**

- Parking lot repairs and lighting



- Pest and insect control
- Beach sinkhole repaired
- Trimmed all trees in RV park
- Installed over 1500' of privacy mesh along former mobile home zones
- Secured collapsing temporary fencing around mobile home zones 1 & 2
- Repaired laundry, pavilion and office roofs
- Ongoing pavement traffic signage repainting
- Removal of garbage, debris and potential hazards from storage areas (lightbulbs, paints, oils, etc.)

#### **Amenities Enhancements**

- All Mission Bay RV Resort guests provided access to Campland facilities, amenities and entertainment, in addition to activities hosted onsite at MBRV
- Renovation and reopening of RV laundry facility
- Dry storage spaces made available
- Unnecessary fencing removed to activate formerly inaccessible RV sites
- Men's restroom in office building retrofitted as unisex
- Exhaust fans installed in RV restrooms for improved ventilation and circulation
- Recreation Center refurbished

#### **Aesthetic Improvements**

- Landscaping improvements throughout the property, including new landscaping features
- Repainted entrance marquee sign

#### **Operational Impacts of COVID-19 Crisis**

The COVID-19 pandemic has severely impacted the global economy, including San Diego's integral hospitality sector. Even before Governor Newsom declared a State of Emergency in California in Executive Order N-28-20 on March 4, 2020, concerns about the spread of the virus began to have a negative impact on reservations at Campland on the Bay and Mission Bay RV Resort. The State of Emergency and the Governor's March 19, 2020 Executive Order N-33-20, which required citizens to stay at home, have led to severe declines in patronage.

Throughout the month of March 2020, both Campland on the Bay and Mission Bay RV Resort suffered mass cancellations in reservations, primarily for nightly stays, resulting in significant reductions in budgeted occupancy and revenue for 2020.

Campland and Mission Bay RV Resort qualify as essential businesses as defined by the State Public Health Officer's list of Essential Critical Infrastructure Workers, and both resorts continue to operate for the families who rely on the accommodations, utilities and services provided there.

Campland and Mission Bay RV Resort remain open for essential travel and camping, having taken extensive precautions to help minimize the spread of COVID-19. These measures include:

- All activities and events suspended
- All recreation areas closed (i.e., pool, game room, marina, skate park, beach, etc.)



- Social distancing signage posted in common gathering areas
- Security/hospitality personnel monitoring and issuing reminders regarding social distancing
- Front desk check-in limited to one guest at a time
- Campland Cantina serving takeout orders only
- CDC illustrated hygiene instructions posted in all restrooms
- All janitorial staff wearing gloves
- Enhanced cleaning and sanitization schedule
- All staff meetings held via phone or video conferencing
- Minimal onsite staff to enable essential maintenance, security and other operations – all others working from home, furloughed or on emergency paid leave

### **Eviction Deferral Policy**

Management's goal is to avoid guests being displaced due to financial hardship resulting from the COVID-19 crisis. Campland on the Bay and Mission Bay RV Resort are complying with all state and local actions regarding deferred eviction proceedings, including the Governor's Executive Order N-37-20 and City Ordinance 21177, which require landlords to temporarily defer rent payments for renters who provide timely notification along with valid documentation of the COVID-19 related hardship(s) they have suffered.

While Management is asking that guests honor existing reservation dates, if possible, to accommodate other guests, Campland and Mission Bay RV Resort have deferred all mandatory resort moveouts until June 1, 2020, or until applicable, government mandated eviction moratoria have been lifted, whichever occurs sooner. In certain cases, Management may ask certain guests to relocate to a different campsite within the resort to assist in avoiding establishing residency under Mobilehome Residency Law.

### **Request to Waive Minimum Annual Rent Provisions in Northeast MB, LLC Lease**

Due to the unprecedented financial impacts of the COVID-19 crisis, and in light current revenue projections, Northeast MB, LLC respectfully requests that the City waive the Minimum Annual Rent provision (Section 3.1) in its lease for the remainder of the 2020 calendar year.

At this point in time, it is not anticipated that Campland's revenue will decline to the point where percentage rent dips below minimum annual rent. Campland, LLC will, however, keep the City informed should conditions change.

### **De Anza Cove Improvement Project Update**

Management has been taking necessary steps to move forward with the De Anza Cove improvement project, which includes the safe removal of the abandoned mobile homes. Threatened litigation from the San Diego Audubon Society resulted in 67 days of unavoidable delay, which extended the deadline to commence the project to March 7, 2020. Northeast MB, LLC and the City of San Diego entered into a settlement agreement with Audubon dated October 8, 2019. The settlement includes the requirement that the 150 new RV campsites, which will repurpose former mobile home sites and infrastructure as





part of the De Anza Cove Improvement Project, will be confined to the northeastern-most corner of the property. Proposed campsite locations are depicted in Exhibit A of the settlement agreement, attached.

On January 20, 2020, well ahead of the commencement date, Management commenced rent creditable work towards the De Anza Cove Improvement Project. Certified technicians from an environmental engineering firm were deployed to begin conducting asbestos and lead testing on all 166 of the derelict homes remaining on the property. The results of their survey will determine the scope of work for the asbestos and lead abatement component of the project. Due to unforeseen conditions found in many of the homes, including debris impeding access to home interiors, beehives, unstable roofs, and other issues, such as the number of samples required to be taken from each home, the testing process has taken longer than originally estimated. These complications, however, are not anticipated to impact the overall project schedule.

The primary critical path milestone remains regulatory approval from the California Coastal Commission. On January 28, 2020, Management submitted a Coastal Development Permit (CDP) application for the clean-up and improvement project. As soon as administrative approvals have been issued by Coastal staff, Management plans to move forward with project items expected to be exempted from the CDP, including the repair and reopening of the pool and clubhouse facility, and removal of debris from the homesites. All other project components, including the removal of the mobile homes, will require approval from the California Coastal Commission at a hearing date to be determined, pending the abatement of the State of Emergency currently in effect in California.

#### **Notice of Unavoidable Delay**

Unfortunately, the COVID-19 crisis has resulted in a panoply of financial, staffing, logistical and contracting challenges that have temporarily impeded critical path progress of the De Anza Cove Improvement Project. Please accept this leasehold update as notice of Unavoidable Delay under Section 8.12 of Northeast MB, LLC's lease. As Section 10.3.1(c) stipulates, this delay, which results from "an event beyond Lessee's reasonable control, including, without limitation . . . acts of God" and is in the form of the COVID-19 pandemic, shall not constitute a breach or default of the lease, even if the delay extends for more than three months.

This Unavoidable Delay commenced on March 4, 2020, when Governor Gavin Newsom issued Executive Order N-28-20, proclaiming a State of Emergency throughout the state of California and on March 19, 2020 when the Governor issued Executive Order N-33-20. It will extend at least until those orders are lifted or the restrictions contained in such orders and ordinance are terminated. If, in the event that, after the State of Emergency has been rescinded, the repercussions of the COVID-19 crisis persist in delaying or prevent the performance of Northeast MB, LLC's improvement obligations under Section 8 of the Lease, Northeast MB, LLC will provide further notice to the City.

To the extent possible, Management will continue with any and all project items that can be safely and feasibly accomplished during this period of crisis. Management will continue to keep Real Estate Assets staff apprised with annual updates, or as otherwise requested.



OK, 2/16/2016 Fee \$331.00

Assign to Matt Allison

SAN DIEGO AIR POLLUTION CONTROL DISTRICT  
10124 OLD GROVE ROAD, SAN DIEGO, CA 92131  
PHONE (858) 586-2650 FAX (858) 586-2651

APCD2016-ASB-000129

FOR APCD USE ONLY		
Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

Completed by: Richard Hildebrand Company: Quality Construction

NOTIFICATION

☒ Original ☐ Cancellation ☐ Courtesy ☐ Other(specify):  
☐ Revision ☐ Change in asbestos amount ☐ Change in start/end date  
(Indicate type of revision) (greater than 20%)

PROJECT TYPE

☐ Demolition ☐ Ordered Demolition ☐ Renovation (removal)  
☐ Emergency Removal ☐ Emergency Demolition ☐ Planned Renovation (annual)

FACILITY INFORMATION

Facility Name: <u>De Anza Cove Mission Bay</u>			
Address: <u>2727 De Anza</u>		Cross Street: <u>Mission Bay Drive</u>	
City: <u>San Diego</u>		Zip Code:	
Facility Owner: <u>San Diego City</u>			
Address: <u>2727 De Anza</u>			
City: <u>San Diego</u>		State: <u>CA</u>	Zip Code:
Contact:		Title:	Phone No:
Building Size (sq. ft): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>4</u>
Building prior/present use:	<input type="checkbox"/> Commercial <input type="checkbox"/> Hospital <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> K-12 School <input type="checkbox"/> Public Bldg <input type="checkbox"/> House/Condo <input type="checkbox"/> Ship <input type="checkbox"/> Univ/College <input checked="" type="checkbox"/> Other <u>Trailer/mobile Home</u>		

PROJECT INFORMATION

Asbestos Survey Performed?*	Is Asbestos Present?	Will the asbestos be removed?	Is the building to be demolished?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Asbestos Amount to be removed (sq/ln ft):	Friable	Category I	Category II	Total
	Pipes: _____	Pipes: _____	Pipes: _____	
	Surface Area: _____	Surface Area: _____	Surface Area: _____	
	Facility Component: _____	Facility Component: _____	Facility Component: _____	
Revised Amounts (if a revision)				
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>3-1-16</u>		
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>3-6-16</u>		
For revisions only Revised Start Date: _____ Revised End Date: _____		For revisions only Revised Start Date: _____ Revised End Date: _____		
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>760 7160949</u>	CSLB License#:	
Address: <u>4922 Old Cliff Rd</u>		City/State/Zip: <u>SD CA 92120</u>	Site Supervisor:	
Demolition Contractor:	Name: <u>Same</u>	Phone No:	CSLB License#:	
Address:		City/State/Zip:	Site Supervisor:	

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.

NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

Waste Transporter#1: <i>Now Applicable</i>		Waste Transporter#2:																												
Name: <i>Trailers to be moved offsite</i>		Name:																												
Address:		Address:																												
City/State/Zip:		City/State/Zip:																												
Contact Person:	Phone:	Contact Person:	Phone:																											
Waste Disposal Site (Landfill):		Name:																												
Address:		City/State/Zip:																												
Contact Person:		Phone:																												
Asbestos Detection Procedures:		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.																												
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Inspection <input type="checkbox"/> TEM <input type="checkbox"/> PCM <input type="checkbox"/> Bulk Sampling <input checked="" type="checkbox"/> PLM <input type="checkbox"/> Other: _____																														
Describe work practices and engineering controls to be used. Check applicable methods below:																														
<table border="0"> <tr> <td><input type="checkbox"/> Water</td> <td><input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers.</td> <td><input type="checkbox"/> Skid Loaders/bobcats/Top Loaders</td> </tr> <tr> <td><input type="checkbox"/> Amended Water</td> <td><input type="checkbox"/> Axes      <input type="checkbox"/> Shovels</td> <td><input type="checkbox"/> Terminator™</td> </tr> <tr> <td><input type="checkbox"/> Roofing Cutting Saws</td> <td><input type="checkbox"/> Demolition w/Cat I Floor tiles in place</td> <td><input type="checkbox"/> Implosion</td> </tr> <tr> <td><input type="checkbox"/> High Pressure Water Blast</td> <td><input type="checkbox"/> Ice Chippers      <input type="checkbox"/> Pry Bars</td> <td><input type="checkbox"/> Explosion</td> </tr> <tr> <td><input type="checkbox"/> Infrared Machines</td> <td><input type="checkbox"/> Bulldozer</td> <td><input type="checkbox"/> Negative Air Machines</td> </tr> <tr> <td><input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket)</td> <td><input type="checkbox"/> Intentional Burning</td> <td><input type="checkbox"/> Full Containment</td> </tr> <tr> <td><input type="checkbox"/> Zamboni</td> <td><input type="checkbox"/> Backhoes</td> <td><input type="checkbox"/> 3 Stage Decon</td> </tr> <tr> <td><input type="checkbox"/> Bead Blast</td> <td><input checked="" type="checkbox"/> Other: <i>Move off SITE</i></td> <td><input type="checkbox"/> Glove Bag</td> </tr> <tr> <td><input type="checkbox"/> Floor Buffer</td> <td></td> <td><input type="checkbox"/> Critical Barriers</td> </tr> </table>				<input type="checkbox"/> Water	<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers.	<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders	<input type="checkbox"/> Amended Water	<input type="checkbox"/> Axes <input type="checkbox"/> Shovels	<input type="checkbox"/> Terminator™	<input type="checkbox"/> Roofing Cutting Saws	<input type="checkbox"/> Demolition w/Cat I Floor tiles in place	<input type="checkbox"/> Implosion	<input type="checkbox"/> High Pressure Water Blast	<input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars	<input type="checkbox"/> Explosion	<input type="checkbox"/> Infrared Machines	<input type="checkbox"/> Bulldozer	<input type="checkbox"/> Negative Air Machines	<input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket)	<input type="checkbox"/> Intentional Burning	<input type="checkbox"/> Full Containment	<input type="checkbox"/> Zamboni	<input type="checkbox"/> Backhoes	<input type="checkbox"/> 3 Stage Decon	<input type="checkbox"/> Bead Blast	<input checked="" type="checkbox"/> Other: <i>Move off SITE</i>	<input type="checkbox"/> Glove Bag	<input type="checkbox"/> Floor Buffer		<input type="checkbox"/> Critical Barriers
<input type="checkbox"/> Water	<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers.	<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders																												
<input type="checkbox"/> Amended Water	<input type="checkbox"/> Axes <input type="checkbox"/> Shovels	<input type="checkbox"/> Terminator™																												
<input type="checkbox"/> Roofing Cutting Saws	<input type="checkbox"/> Demolition w/Cat I Floor tiles in place	<input type="checkbox"/> Implosion																												
<input type="checkbox"/> High Pressure Water Blast	<input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars	<input type="checkbox"/> Explosion																												
<input type="checkbox"/> Infrared Machines	<input type="checkbox"/> Bulldozer	<input type="checkbox"/> Negative Air Machines																												
<input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket)	<input type="checkbox"/> Intentional Burning	<input type="checkbox"/> Full Containment																												
<input type="checkbox"/> Zamboni	<input type="checkbox"/> Backhoes	<input type="checkbox"/> 3 Stage Decon																												
<input type="checkbox"/> Bead Blast	<input checked="" type="checkbox"/> Other: <i>Move off SITE</i>	<input type="checkbox"/> Glove Bag																												
<input type="checkbox"/> Floor Buffer		<input type="checkbox"/> Critical Barriers																												
For Ordered Demolition provide a copy of the order and complete the information below:																														
Agency Name:		Authorizing Person:																												
Date of Order:		Date Ordered to Begin:																												
Title:		Phone:																												
Contingency Plan		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.																												
<i>If Asbestos is Remove will call Licen- Personal</i>																														
Training Certification		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.																												
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)																												
Information Certification:		I certify that the above information is correct.																												
Date: <i>2-16-16</i>	Print Name: (Owner/Operator) <i>Dickas Haddad</i>	Signature: (Owner/Operator)																												

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.



2.331 paid by check  
T. Wolff 02/25/16

**SAN DIEGO AIR POLLUTION CONTROL DISTRICT**  
**10124 OLD GROVE ROAD, SAN DIEGO, CA 92131**  
**PHONE (858) 586-2650 FAX (858) 586-2651**

AP002016-ASB-000140

FOR APCD USE ONLY

Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

**NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS**

Completed by: Richard Hildebrand Company: Quality Construction

☒ Original ☐ Cancellation ☐ Courtesy ☐ Other(specify): \_\_\_\_\_

**NOTIFICATION**

☐ Revision ☐ Change in asbestos amount ☐ Change in start/end date  
(Indicate type of revision) (greater than 20%)

**PROJECT TYPE**

☒ Demolition ☐ Ordered Demolition ☐ Renovation (removal)  
☐ Emergency Removal ☐ Emergency Demolition ☐ Planned Renovation (annual)

**FACILITY INFORMATION**

Facility Name: <u>DE ANZA Cove Mission Bay</u>			
Address: <u>2727 DE ANZA</u>		Cross Street: <u>MISSION BAY Dr.</u>	
City: <u>SAN Diego</u>	Zip Code: _____		
Facility Owner: <u>SAN Diego City</u>			
Address: <u>2727 DE ANZA</u>			
City: <u>SAN Diego</u>	State: <u>CA</u>	Zip Code: <u>92109</u>	
Contact: _____	Title: _____	Phone No: _____	
Building Size (sq. ft): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>5</u>
Building prior/present use:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Hospital	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Public Bldg	<input type="checkbox"/> House/Condo	<input type="checkbox"/> Ship
	<input type="checkbox"/> Office	<input type="checkbox"/> K-12 School	<input checked="" type="checkbox"/> Other <u>Mobile Home Trailer</u>

**PROJECT INFORMATION**

Asbestos Survey Performed?*	Is Asbestos Present?	Will the asbestos be removed?	Is the building to be demolished?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Moved off site</u>
Asbestos Amount to be removed (sq/ln ft):	<b>Friable</b>	<b>Category I</b>	<b>Category II</b>
	Pipes: _____	Pipes: _____	Pipes: _____
	Surface Area: _____	Surface Area: _____	Surface Area: _____
	Facility Component: _____	Facility Component: _____	Facility Component: _____
Revised Amounts (if a revision)			
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>3-10-16 RA</u>	
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>3-25-16 RA</u>	
For revisions only Revised Start Date: _____		For revisions only Revised Start Date: _____	
Revised End Date: _____		Revised End Date: _____	
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>7607160949</u>	CSLB License#: _____
Address: <u>4922 OLD CLIFF RD</u>		City/State/Zip: <u>SAN Diego 92128</u>	Site Supervisor: _____
Demolition Contractor:	Name: <u>Sam</u>	Phone No: _____	CSLB License#: _____
Address: _____		City/State/Zip: _____	Site Supervisor: _____

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.

# NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

<b>Waste Transporter#1:</b> <i>Now Applicable</i>		<b>Waste Transporter#2:</b>	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Contact Person:	Phone:	Contact Person:	Phone:
<b>Waste Disposal Site (Landfill):</b>		Name:	
Address:		City/State/Zip:	
Contact Person:		Phone:	
<b>Asbestos Detection Procedures:</b>		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.	
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Bulk Sampling		<input type="checkbox"/> Inspection <input checked="" type="checkbox"/> PLM	
		<input type="checkbox"/> TEM <input type="checkbox"/> Other: _____	
		<input type="checkbox"/> PCM	
<b>Describe work practices and engineering controls to be used. Check applicable methods below:</b>			
<input type="checkbox"/> Water <input type="checkbox"/> Amended Water <input type="checkbox"/> Roofing Cutting Saws <input type="checkbox"/> High Pressure Water Blast <input type="checkbox"/> Infrared Machines <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket) <input type="checkbox"/> Zamboni <input type="checkbox"/> Bead Blast <input type="checkbox"/> Floor Buffer			
<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers. <input type="checkbox"/> Axes <input type="checkbox"/> Demolition w/Cat I Floor tiles in place <input type="checkbox"/> Ice Chippers <input type="checkbox"/> Bulldozer <input type="checkbox"/> Intentional Burning <input type="checkbox"/> Backhoes <input checked="" type="checkbox"/> Other: <i>Move off site</i>			
<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders <input type="checkbox"/> Terminator™ <input type="checkbox"/> Implosion <input type="checkbox"/> Explosion <input type="checkbox"/> Negative Air Machines <input type="checkbox"/> Full Containment <input type="checkbox"/> 3 Stage Decon <input type="checkbox"/> Glove Bag <input type="checkbox"/> Critical Barriers			
<b>For Ordered Demolition provide a copy of the order and complete the information below:</b>			
Agency Name:		Authorizing Person:	
Date of Order:		Date Ordered to Begin:	
Title:		Phone:	
<b>Contingency Plan</b>		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.	
<i>If Asbestos is Removed will call license person &amp; k</i>			
<b>Training Certification</b>		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.	
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)	
<b>Information Certification:</b>		I certify that the above information is correct.	
Date: <i>2-24-16</i>	Print Name: (Owner/Operator) <i>Richard Hildebrand</i>	Signature: (Owner/Operator) <i>Richard Hildebrand</i>	

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.

*N-11*  
*D-13*  
*T-30-1.9*  
*SD-23*  
*T-29*

*(Units to be removed)*



OK KW KW 3/25/2016

**SAN DIEGO AIR POLLUTION CONTROL DISTRICT**  
**10124 OLD GROVE ROAD, SAN DIEGO, CA 92131**  
**PHONE (858) 586-2650 FAX (858) 586-2651**

FOR APCD USE ONLY

Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

ARCD2016 - ASB - 000 203

**NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS**

Completed by: Richard Hildebrand Company: Quality Construction

**NOTIFICATION**

☒ Original ☐ Cancellation ☐ Courtesy ☐ Other(specify): \_\_\_\_\_

☐ Revision ☐ Change in asbestos amount ☐ Change in start/end date  
 (Indicate type of revision) (greater than 20%)

**PROJECT TYPE**

☒ Demolition ☐ Ordered Demolition ☐ Renovation (removal)  
☐ Emergency Removal ☐ Emergency Demolition ☐ Planned Renovation (annual)

**FACILITY INFORMATION**

Facility Name: <u>DE ANZA COVE MISSION BAY</u>			
Address: <u>2727 DEANZA UNITS LISTED ON BACK</u>		Cross Street: <u>MISSION BAY DR</u>	
City: <u>SAN DIEGO</u>		Zip Code: <u>92109</u>	
Facility Owner: <u>SAN DIEGO CITY</u>			
Address: <u>2727 DEANZA</u>			
City: <u>SAN DIEGO</u>		State: <u>CA</u> Zip Code: <u>92109</u>	
Contact: <u>Letty</u>		Title: _____ Phone No: _____	
Building Size (sq. ft): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>6</u>
Building prior/present use:	<input type="checkbox"/> Commercial <input type="checkbox"/> Hospital <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> K-12 School <input type="checkbox"/> Public Bldg <input type="checkbox"/> House/Condo <input type="checkbox"/> Ship <input type="checkbox"/> Univ/College <input checked="" type="checkbox"/> Other <u>Mobile Home</u>		

**PROJECT INFORMATION**

Asbestos Survey Performed?*	Is Asbestos Present?	Will the asbestos be removed?	Is the building to be demolished?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Asbestos Amount to be removed (sq/ln ft):	<b>Friable</b>	<b>Category I</b>	<b>Category II</b>	<b>Total</b>
	Pipes: _____	Pipes: _____	Pipes: _____	
	Surface Area: _____	Surface Area: _____	Surface Area: _____	
	Facility Component: _____	Facility Component: _____	Facility Component: _____	
Revised Amounts (if a revision)				
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>4-15-16</u>		
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>RNG-8-16</u>		
<b>For revisions only</b>		<b>For revisions only</b>		
Revised Start Date: _____		Revised Start Date: _____		
Revised End Date: _____		Revised End Date: _____		
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>7607160949</u>	CSLB License#:	
Address: <u>4922 OLD CLAY RD</u>	City/State/Zip: <u>SAN DIEGO 92126</u>	Site Supervisor:		
Demolition Contractor:	Name: <u>SAME</u>	Phone No:	CSLB License#:	
Address:	City/State/Zip:	Site Supervisor:		

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.



# NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

<b>Waste Transporter#1:</b> <i>New Applicable</i>		<b>Waste Transporter#2:</b>	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Contact Person:	Phone:	Contact Person:	Phone:
<b>Waste Disposal Site (Landfill):</b>		Name:	
Address:		City/State/Zip:	
Contact Person:		Phone:	
<b>Asbestos Detection Procedures:</b>		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.	
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Inspection <input type="checkbox"/> TEM <input type="checkbox"/> PCM <input type="checkbox"/> Bulk Sampling <input checked="" type="checkbox"/> PLM <input type="checkbox"/> Other: _____			
<b>Describe work practices and engineering controls to be used. Check applicable methods below:</b>			
<input type="checkbox"/> Water <input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers. <input type="checkbox"/> Skid Loaders/bobcats/Top Loaders <input type="checkbox"/> Amended Water <input type="checkbox"/> Axes <input type="checkbox"/> Shovels <input type="checkbox"/> Terminator™ <input type="checkbox"/> Roofing Cutting Saws <input type="checkbox"/> Demolition w/Cat I Floor tiles in place <input type="checkbox"/> Implosion <input type="checkbox"/> High Pressure Water Blast <input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars <input type="checkbox"/> Explosion <input type="checkbox"/> Infrared Machines <input type="checkbox"/> Bulldozer <input type="checkbox"/> Negative Air Machines <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket) <input type="checkbox"/> Intentional Burning <input type="checkbox"/> Full Containment <input type="checkbox"/> Zamboni <input type="checkbox"/> Backhoes <input type="checkbox"/> 3 Stage Decon <input type="checkbox"/> Bead Blast <input checked="" type="checkbox"/> Other: <i>Move off site</i> <input type="checkbox"/> Glove Bag <input type="checkbox"/> Floor Buffer <input type="checkbox"/> Critical Barriers			
<b>For Ordered Demolition provide a copy of the order and complete the information below:</b>			
Agency Name:		Authorizing Person:	
Date of Order:		Date Ordered to Begin:	
Title:		Phone:	
<b>Contingency Plan</b>		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.	
<i>If Asbestos is Removed will call license</i>			
<b>Training Certification</b>		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.	
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)	
<b>Information Certification:</b>		I certify that the above information is correct.	
Date: <i>3-25-16</i>	Print Name: (Owner/Operator) <i>Richard Hildebrand</i>	Signature: (Owner/Operator) <i>Richard Hildebrand</i>	

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.

*T-10      SD-60  
L-14      0-33  
I-24      0-1*



\$331

SAN DIEGO AIR POLLUTION CONTROL DISTRICT  
10124 OLD GROVE ROAD, SAN DIEGO, CA 92131  
PHONE (858) 586-2650 FAX (858) 586-2651

FOR APCD USE ONLY

Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

APC02016-ASB-000429

NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

Completed by: Richard Hildebrand Company: Quality Construction

NOTIFICATION

☒ Original ☐ Cancellation ☐ Courtesy ☐ Other(specify):  
☐ Revision (Indicate type of revision) ☐ Change in asbestos amount (greater than 20%) ☐ Change in start/end date

PROJECT TYPE

☒ Demolition ☐ Ordered Demolition ☐ Renovation (removal)  
☐ Emergency Removal ☐ Emergency Demolition ☐ Planned Renovation (annual)

FACILITY INFORMATION

Facility Name: <u>De Anza Cove Mission Bay</u>			
Address: <u>2727 De Anza</u>		Cross Street:	
City: <u>SAN Diego</u>		Zip Code:	
Facility Owner:			
Address: <u>SAN Diego City</u>			
City: <u>2727 DE ANZA</u>		State: <u>CA</u> Zip Code:	
Contact: <u>SAN Diego</u>		Title: Phone No:	
Building Size (sq. ft): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>1</u>
Building prior/present use:	<input type="checkbox"/> Commercial <input type="checkbox"/> Hospital <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> K-12 School	<input type="checkbox"/> Public Bldg <input type="checkbox"/> House/Condo <input type="checkbox"/> Ship <input type="checkbox"/> Univ/College <input checked="" type="checkbox"/> Other <u>Mobile Home</u>	

PROJECT INFORMATION

Asbestos Survey Performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is Asbestos Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the asbestos be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the building to be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Asbestos Amount to be removed (sq/ln ft):	<b>Friable</b>	<b>Category I</b>	<b>Category II</b>	<b>Total</b>
	Pipes: _____	Pipes: _____	Pipes: _____	
	Surface Area: _____	Surface Area: _____	Surface Area: _____	
	Facility Component: _____	Facility Component: _____	Facility Component: _____	
Revised Amounts (if a revision)				
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>7-8-16</u>		
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>8-8-16</u>		
For revisions only Revised Start Date: _____ Revised End Date: _____		For revisions only Revised Start Date: _____ Revised End Date: _____		
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>760716 0949</u>	CSLB License#:	
Address: <u>4922 OLD CLIFF RD</u>		City/State/Zip: <u>SDCA 92120</u>	Site Supervisor:	
Demolition Contractor:	Name: <u>Same</u>	Phone No:	CSLB License#:	
Address:		City/State/Zip:	Site Supervisor:	

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.

6-29-16 GGT  
\$331 CHECK #6037  
move mobile home to AMERICA



**NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS**

<b>Waste Transporter#1:</b> <i>Trailer to be moved offsite</i>		<b>Waste Transporter#2:</b>				
Name:		Name:				
Address:		Address:				
City/State/Zip:		City/State/Zip:				
Contact Person:	Phone:	Contact Person:	Phone:			
<b>Waste Disposal Site (Landfill):</b>		Name:				
Address:		City/State/Zip:				
Contact Person:		Phone:				
<b>Asbestos Detection Procedures:</b>		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.				
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Inspection <input type="checkbox"/> TEM <input type="checkbox"/> PCM <input type="checkbox"/> Bulk Sampling <input checked="" type="checkbox"/> PLM <input type="checkbox"/> Other: _____						
<b>Describe work practices and engineering controls to be used. Check applicable methods below:</b>						
<table style="width:100%; border: none;"> <tr> <td style="width:33%; vertical-align: top;"> <input type="checkbox"/> Water  <input type="checkbox"/> Amended Water  <input type="checkbox"/> Roofing Cutting Saws  <input type="checkbox"/> High Pressure Water Blast  <input type="checkbox"/> Infrared Machines  <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket)  <input type="checkbox"/> Zamboni  <input type="checkbox"/> Bead Blast  <input type="checkbox"/> Floor Buffer           </td> <td style="width:33%; vertical-align: top;"> <input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers.  <input type="checkbox"/> Axes      <input type="checkbox"/> Shovels  <input type="checkbox"/> Demolition w/Cat I Floor tiles in place  <input type="checkbox"/> Ice Chippers      <input type="checkbox"/> Pry Bars  <input type="checkbox"/> Bulldozer  <input type="checkbox"/> Intentional Burning  <input type="checkbox"/> Backhoes  <input checked="" type="checkbox"/> Other: <i>Move offsite</i> </td> <td style="width:33%; vertical-align: top;"> <input type="checkbox"/> Skid Loaders/bobcats/Top Loaders  <input type="checkbox"/> Terminator™  <input type="checkbox"/> Implosion  <input type="checkbox"/> Explosion  <input type="checkbox"/> Negative Air Machines  <input type="checkbox"/> Full Containment  <input type="checkbox"/> 3 Stage Decon  <input type="checkbox"/> Glove Bag  <input type="checkbox"/> Critical Barriers           </td> </tr> </table>				<input type="checkbox"/> Water <input type="checkbox"/> Amended Water <input type="checkbox"/> Roofing Cutting Saws <input type="checkbox"/> High Pressure Water Blast <input type="checkbox"/> Infrared Machines <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket) <input type="checkbox"/> Zamboni <input type="checkbox"/> Bead Blast <input type="checkbox"/> Floor Buffer	<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers. <input type="checkbox"/> Axes <input type="checkbox"/> Shovels <input type="checkbox"/> Demolition w/Cat I Floor tiles in place <input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars <input type="checkbox"/> Bulldozer <input type="checkbox"/> Intentional Burning <input type="checkbox"/> Backhoes <input checked="" type="checkbox"/> Other: <i>Move offsite</i>	<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders <input type="checkbox"/> Terminator™ <input type="checkbox"/> Implosion <input type="checkbox"/> Explosion <input type="checkbox"/> Negative Air Machines <input type="checkbox"/> Full Containment <input type="checkbox"/> 3 Stage Decon <input type="checkbox"/> Glove Bag <input type="checkbox"/> Critical Barriers
<input type="checkbox"/> Water <input type="checkbox"/> Amended Water <input type="checkbox"/> Roofing Cutting Saws <input type="checkbox"/> High Pressure Water Blast <input type="checkbox"/> Infrared Machines <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket) <input type="checkbox"/> Zamboni <input type="checkbox"/> Bead Blast <input type="checkbox"/> Floor Buffer	<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers. <input type="checkbox"/> Axes <input type="checkbox"/> Shovels <input type="checkbox"/> Demolition w/Cat I Floor tiles in place <input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars <input type="checkbox"/> Bulldozer <input type="checkbox"/> Intentional Burning <input type="checkbox"/> Backhoes <input checked="" type="checkbox"/> Other: <i>Move offsite</i>	<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders <input type="checkbox"/> Terminator™ <input type="checkbox"/> Implosion <input type="checkbox"/> Explosion <input type="checkbox"/> Negative Air Machines <input type="checkbox"/> Full Containment <input type="checkbox"/> 3 Stage Decon <input type="checkbox"/> Glove Bag <input type="checkbox"/> Critical Barriers				
<b>For Ordered Demolition provide a copy of the order and complete the information below:</b>						
Agency Name:		Authorizing Person:				
Date of Order:		Date Ordered to Begin:				
Title:		Phone:				
<b>Contingency Plan</b>		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.				
<i>If Asbestos is Remove will call License Personak</i>						
<b>Training Certification</b>		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.				
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)				
<b>Information Certification:</b>		I certify that the above information is correct.				
Date: <i>6-29-16</i>	Print Name: (Owner/Operator) <i>Richard Hubbard</i>	Signature: (Owner/Operator)				

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.



**SAN DIEGO AIR POLLUTION CONTROL DISTRICT**  
**10124 OLD GROVE ROAD, SAN DIEGO, CA 92131**  
**PHONE (858) 586-2650 FAX (858) 586-2651**

APCD2016-ASB-000440

FOR APCD USE ONLY

Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

### NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

Completed by: Richard Hildebrand Company: Quality Construction

☒ Original

☐ Cancellation

☐ Courtesy

☐ Other(specify): \_\_\_\_\_

#### NOTIFICATION

☐ Revision

(Indicate type of revision)

☐ Change in asbestos amount

(greater than 20%)

☐ Change in start/end date

#### PROJECT TYPE

☒ Demolition

☐ Ordered Demolition

☐ Renovation (removal)

☐ Emergency Removal

☐ Emergency Demolition

☐ Planned Renovation (annual)

#### FACILITY INFORMATION

Facility Name: <u>De Anza Cove Mission Bay</u>			
Address: <u>2727 DEANZA</u>		Cross Street: <u>MISSION BAY Drive</u>	
City: <u>SAN Diego</u>		Zip Code: _____	
Facility Owner: <u>SAN Diego City</u>			
Address: <u>2727 DEANZA</u>			
City: <u>SAN Diego</u>		State: <u>CA</u>	
Contact: _____		Phone No: _____	
Building Size (sq. ft): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>2</u>
Building prior/present use:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Hospital	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Public Bldg	<input type="checkbox"/> House/Condo	<input type="checkbox"/> Ship
	<input type="checkbox"/> Office	<input type="checkbox"/> Univ/College	<input type="checkbox"/> K-12 School
	<input type="checkbox"/> Other		

#### PROJECT INFORMATION

Asbestos Survey Performed?*	Is Asbestos Present?	Will the asbestos be removed?	Is the building to be demolished?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Asbestos Amount to be removed (sq/ln ft):	<b>Friable</b>	<b>Category I</b>	<b>Category II</b>
	Pipes: _____	Pipes: _____	Pipes: _____
	Surface Area: _____	Surface Area: _____	Surface Area: _____
	Facility Component: _____	Facility Component: _____	Facility Component: _____
Revised Amounts (if a revision)			
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>7-21-16</u>	
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>8-21-16</u>	
For revisions only Revised Start Date: _____		For revisions only Revised Start Date: _____	
Revised End Date: _____		Revised End Date: _____	
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>760 716 0949</u>	CSLB License#: _____
Address: <u>4922 OLD Cliff Rd</u>		City/State/Zip: <u>SD CA 92120</u>	Site Supervisor: _____
Demolition Contractor:	Name: <u>Same</u>	Phone No: _____	CSLB License#: _____
Address: _____		City/State/Zip: _____	Site Supervisor: _____

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.



# NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

<b>Waste Transporter#1:</b> <i>Trailer moved off site</i>		<b>Waste Transporter#2:</b>	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Contact Person:	Phone:	Contact Person:	Phone:
<b>Waste Disposal Site (Landfill):</b>		Name:	
Address:		City/State/Zip:	
Contact Person:		Phone:	
<b>Asbestos Detection Procedures:</b>		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.	
<input checked="" type="checkbox"/> Survey <input type="checkbox"/> Inspection <input type="checkbox"/> TEM <input type="checkbox"/> PCM <input type="checkbox"/> Bulk Sampling <input checked="" type="checkbox"/> PLM <input type="checkbox"/> Other: _____			
<b>Describe work practices and engineering controls to be used. Check applicable methods below:</b>			
<input type="checkbox"/> Water <input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers. <input type="checkbox"/> Skid Loaders/bobcats/Top Loaders <input type="checkbox"/> Amended Water <input type="checkbox"/> Axes <input type="checkbox"/> Shovels <input type="checkbox"/> Terminator™ <input type="checkbox"/> Roofing Cutting Saws <input type="checkbox"/> Demolition w/Cat I Floor tiles in place <input type="checkbox"/> Implosion <input type="checkbox"/> High Pressure Water Blast <input type="checkbox"/> Ice Chippers <input type="checkbox"/> Pry Bars <input type="checkbox"/> Explosion <input type="checkbox"/> Infrared Machines <input type="checkbox"/> Bulldozer <input type="checkbox"/> Negative Air Machines <input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket) <input type="checkbox"/> Intentional Burning <input type="checkbox"/> Full Containment <input type="checkbox"/> Zamboni <input type="checkbox"/> Backhoes <input type="checkbox"/> 3 Stage Decon <input type="checkbox"/> Bead Blast <input checked="" type="checkbox"/> Other: <i>move off site</i> <input type="checkbox"/> Glove Bag <input type="checkbox"/> Floor Buffer <input type="checkbox"/> Critical Barriers			
<b>For Ordered Demolition provide a copy of the order and complete the information below:</b>			
Agency Name:		Authorizing Person:	
Date of Order:		Date Ordered to Begin:	
Title:		Phone:	
<b>Contingency Plan</b>		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.	
<i>If Asbestos is Removed will call License Personnel</i>			
<b>Training Certification</b>		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.	
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)	
<b>Information Certification:</b>		I certify that the above information is correct.	
Date: <i>7-8-16</i>	Print Name: (Owner/Operator) <i>Richard H. Hebrand</i>	Signature: (Owner/Operator) <i>Richard H. Hebrand</i>	

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.

*L-38  
1-22*



Renewed by next 4/11/17 paid by check

**SAN DIEGO AIR POLLUTION CONTROL DISTRICT**  
**10124 OLD GROVE ROAD, SAN DIEGO, CA 92131**  
**PHONE (858) 586-2650 FAX (858) 586-2651**

APCD 2017-ASB-000257

FOR APCD USE ONLY		
Postmark	Received	Fee/ Receipt
Notification #	Entered	Sector
Inspector Assigned/Date		

**NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS**

Completed by: Richard Hildebrand Company: ▲

**NOTIFICATION**

☒ Original ☐ Cancellation ☐ Other (specify): \_\_\_\_\_

☐ Revision ☐ Change in asbestos amount ☐ Change in start/end date  
(Indicate type of revision) (greater than 20%)

**PROJECT TYPE**

☒ Demolition ☐ Ordered Demolition ☐ Renovation (removal)  
☐ Emergency Removal ☐ Emergency Demolition ☐ Planned Renovation (annual)

**FACILITY INFORMATION**

Facility Name: <u>Mission Bay RV Resort (See list of units in back)</u>			
Address: <u>2727 DE ANZA</u>		Cross Street: _____	
City: <u>SAN Diego</u>		Zip Code: <u>92109</u>	
Facility Owner: <u>SAN Diego City</u>			
Address: <u>2727 DE ANZA</u>			
City: <u>SAN Diego</u>		State: <u>CA</u>	Zip Code: <u>92109</u>
Contact: <u>John Craig</u>		Title: <u>Manager</u>	Phone No: _____
Building Size (sq. ft.): <u>1000</u>	Building Age (years): <u>35</u>	Number of Floors: <u>1</u>	Number of Units: <u>24</u>
Building prior/present use:	<input type="checkbox"/> Commercial <input type="checkbox"/> Hospital <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> K-12 School <input type="checkbox"/> Public Bldg <input type="checkbox"/> House/Condo <input type="checkbox"/> Ship <input type="checkbox"/> Univ/College <input type="checkbox"/> Other		

**PROJECT INFORMATION**

Asbestos Survey Performed?*	Is Asbestos Present?	Will the asbestos be removed?	Is the building to be demolished?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Moved off site</u>	
Asbestos Amount to be removed (sq/ln ft):	<b>Friable</b>	<b>Category I</b>	<b>Category II</b>	<b>Total</b>
	Pipes: _____	Pipes: _____	Pipes: _____	
	Surface Area: _____	Surface Area: _____	Surface Area: _____	
	Facility Component: _____	Facility Component: _____	Facility Component: _____	
Revised Amounts (if a revision)				
Asbestos Removal Start Date: _____		Demolition Operation Start Date: <u>4-25-17</u>		
Asbestos Removal End Date: _____		Demolition Operation End Date: <u>8-7-17</u>		
For revisions only Revised Start Date: _____		For revisions only Revised Start Date: _____		
Revised End Date: _____		Revised End Date: _____		
Removal Contractor:	Name: <u>Richard Hildebrand</u>	Phone No: <u>760 716 0949</u>	CSLB License#: _____	
Address: <u>4922 OLD CLIFF RD</u>	City/State/Zip: <u>SD 92120</u>	Site Supervisor: _____		
Demolition Contractor:	Name: <u>Same</u>	Phone No: <u>760 716 0949</u>	CSLB License#: _____	
Address: _____	City/State/Zip: _____	Site Supervisor: _____		

\*Asbestos Surveys are required prior to Renovation and Demolition, however the actual survey is not required to be submitted with the notification.



# NOTIFICATION OF ASBESTOS RENOVATION OR DEMOLITION OPERATIONS

<b>Waste Transporter#1:</b> <u>Non Applicable</u>		<b>Waste Transporter#2:</b>	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Contact Person:	Phone:	Contact Person:	Phone:
<b>Waste Disposal Site (Landfill):</b>		Name:	
Address:		City/State/Zip:	
Contact Person:		Phone:	
<b>Asbestos Detection Procedures:</b>		Check the appropriate procedures and analytical methods used to detect the presence of asbestos containing materials.	
<input checked="" type="checkbox"/> Survey		<input type="checkbox"/> Inspection	
<input type="checkbox"/> Bulk Sampling		<input checked="" type="checkbox"/> PLM	
		<input type="checkbox"/> TEM	
		<input type="checkbox"/> PCM	
		<input type="checkbox"/> Other: _____	
<b>Describe work practices and engineering controls to be used. Check applicable methods below:</b>			
<input type="checkbox"/> Water			
<input type="checkbox"/> Amended Water			
<input type="checkbox"/> Roofing Cutting Saws			
<input type="checkbox"/> High Pressure Water Blast			
<input type="checkbox"/> Infrared Machines			
<input type="checkbox"/> Cranes (wrecking ball, clamshell, bucket)			
<input type="checkbox"/> Zamboni			
<input type="checkbox"/> Bead Blast			
<input type="checkbox"/> Floor Buffer			
<input type="checkbox"/> Demolition w/roofing materials in place using sledge hammers.			
<input type="checkbox"/> Axes			
<input type="checkbox"/> Demolition w/Cat I Floor tiles in place			
<input type="checkbox"/> Ice Chippers			
<input type="checkbox"/> Bulldozer			
<input type="checkbox"/> Intentional Burning			
<input type="checkbox"/> Backhoes			
<input checked="" type="checkbox"/> Other: <u>Move off site</u>			
<input type="checkbox"/> Skid Loaders/bobcats/Top Loaders			
<input type="checkbox"/> Terminator™			
<input type="checkbox"/> Implosion			
<input type="checkbox"/> Explosion			
<input type="checkbox"/> Negative Air Machines			
<input type="checkbox"/> Full Containment			
<input type="checkbox"/> 3 Stage Decon			
<input type="checkbox"/> Glove Bag			
<input type="checkbox"/> Critical Barriers			
<b>For Ordered Demolition provide a copy of the order and complete the information below:</b>			
Agency Name:		Authorizing Person:	
Date of Order:		Date Ordered to Begin:	
		Title:	
		Phone:	
<b>Contingency Plan</b>		Describe actions to be followed if unexpected asbestos is found during demolition or removal or asbestos material becomes disturbed, crumbled, pulverized or reduced to powder.	
<u>If Asbestos is Removed will call License Personnel</u>			
<b>Training Certification</b>		I certify that an individual trained in the provisions of this regulation (CFR Part 61, Subpart M) will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.	
Date:	Print Name: (Owner/Operator)	Signature: (Owner/Operator)	
<b>Information Certification:</b>		I certify that the above information is correct.	
Date: <u>4-11-16</u>	Print Name: (Owner/Operator) <u>Richard Hildebrand</u>	Signature: (Owner/Operator) <u>Richard Hildebrand</u>	

Original notifications are to be submitted to the District at least 10 working days prior to removal or demolition. Revised notices are to be submitted as soon as possible but no later than the original start date. Original notifications cannot be accepted without the required fee(s) (Rule 40(f)(2)), however revised notifications will be accepted without the required fee provided the fee is paid prior to the start date of the original notification.

J-15 E-17 E-19 F-3 K-21 B-34 B-17 D-16 D-14 B-19 D-13 NW-4  
H-1 L-10 L-36 L-5 O-32 O-39 K-33 K-11 A-35 C-29 B-29 A-28

[print](#)

## Campland proposes taking over former Mission Bay RV resort, removing asbestos

by [DAVE SCHWAB](#)

05.28.19 - 08:02 am



In May, Pacific Beach Planning Group got a pitch from Campland on the Bay advocating its being granted a short-term lease to do clean-up and asbestos removal at the now-abandoned De Anza RV area.

The board also received a presentation from the San Diego Association of Governments on turning the future Balboa Avenue/Pacific Beach Trolley Station into a mobility hub.

“I’m here to present an information item about a short-term clean-up and improvement project for De Anza Cove,” said Jacob Gelfand, vice president of operations for Campland, a year-round, 40-acre Mission Bay destination RV resort with 500-plus RV sites. “The former mobile home park area is in disrepair. The City faces serious challenges there that Campland, hopefully, will be able to play a role in addressing.”

Added Gelfand: “Asbestos there poses a public health threat and an environmental hazard. Campland, on an interim basis, would take over operation of the Mission Bay RV resort. We would work with a specialist contractor to remove all the asbestos in the mobile homes and make them safe.”

If Campland’s proposal is granted, Gelfand vowed to reopen and repaint the bike path that goes around the peninsula of the former mobile home park. “For the first time, we would make connection to the bike paths go all around the park,” he said. “We’d also make repairs to the pool and the clubhouse area, as well as provide a free shuttle. We’re the only ones who have the special expertise to manage this property. We’re in a unique position to be part of the solution.”

Gelfand concluded Campland’s being awarded a short-term lease to manage the abandoned mobile home park would be a “win-win for the community and a

good balance between the need for protecting the environment, and cleaning up the site and abating asbestos.”

PBPG chair Karl Rand noted Gelfand’s proposal will be heard Tuesday, June 4 at the Mission Bay Park Committee.

Marisa Mangan of SANDAG and consultant Matt Gordon filled community planners in on the concept of turning the new trolley station into a mobility hub accommodating multiple travel modes, everything from bikes and electric scooters to ride share and mass transit.

“A mobility hub is defined as a place of connectivity where travel modes converge where people live, work and play, extending the reach of mass transit beyond the first and last mile using technology to make that happen,” said Mangan. “We want local people to be able to walk, bike or shuttle ride to and from the transit station.”

“We’re envisioning lots of different types of alternative travel services at the transit stop,” said Gordon. “One improvement that’s important is separating these multi-modal vehicles from the very heavy auto congestion through this corridor. That could be done with a pool vehicle lane, or by dedicated rights of way. It’s also important to enhance bikeways throughout the community. All these working together would make for a fully functional community neighborhood mobility hub.”

In other action:

- Pete D’Ablaing, construction manager for the Balboa-Pacific Beach Trolley Station, updated the plan group on progress being made on the Mid-Coast Trolley Extension. He noted the project just passed the halfway mark in construction. The Balboa Avenue Trolley Stop is one of nine planned to extend trolley service from Santa Fe Depot downtown to University City. The extension will end at UTC and serve major activity centers including Old Town and UC San Diego. Project construction began in fall 2016 and service is expected to begin in 2021.