

## **CALIFORNIA COASTAL COMMISSION**

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# **W17a**

**6-21-0353 (Northeast MB, LLC)**

**May 2022**

**CORRESPONDENCE**



May 10<sup>th</sup>, 2022

Northeast MB LLC Coastal Development Permit application  
At Coastal Commission 5/11/22  
Item 17a

Dear Coastal Commission Members,

Thank you for the opportunity to comment on Item 17a. While we appreciate the hard work put into this CDP by Coastal Commission staff, the improvement of this plan over last year's submittal, 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, pre-empt the outcome of the City's ongoing De Anza Natural planning process, and does not do enough to ensure clean and safe coastal waters for the humans and wildlife that use this area. Increased water quality testing for recreational users and soil testing for contamination are needed to ensure that this project happens safely. This letter is similar to the letter that we submitted a year ago, when this issue was agendized at the May 2021 meeting.

**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.

**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, with their De Anza Natural plan release in January of this year and re-imagining land uses in this exact spot. Though the staff 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 also 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:

*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 now 66-member ReWild Coalition have shown that it is feasible to restore this area and the City of San Diego is several years into 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. In/ their April 2020 Annual Lessee Update, 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. Last year's CDP staff report even called 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. And, in the last year, the [Coastal Commission has rightly fined the lessee](#) for blocking public access to our shared shoreline, in a fine of over \$1 million in value.

We appreciate the numerous improvements that Coastal Commission staff have made to the application, which recognized 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 planning benchmarks and 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 land uses, and the potential for exacerbated, water quality impacts because of the mobile home removal and increased RV use in this application. 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 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 (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 information needed to know if the De Anza clean-up will be handled appropriately. The June 2019 De Anza Lease calls for a Phase 1 Assessment, which has not been shared with the public to our knowledge. 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 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 several 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 on page 3 of the staff report, 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.
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. The applicant should remove the non-native palms from the site because they can 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 CalIPC'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." And on page 32 of the report, the removal of Brazilian pepper trees is specifically called, but also said to remain. This sentence needs to be clarified so that Brazilian pepper trees will be removed.
4. In the Coastal Commission's addendum filed on May 9<sup>th</sup>, part 2 section 8 the changes to the language allow the lessee to clean up the site after the longest term of the Coastal Commission's permit, even if the City of San Diego has already terminated the lease. This puts the Coastal Commission in charge of when the lessee leaves the site, and removes the power of the City of San Diego to make decisions over its own regional park. It is a real possibility, as the City's now-released De Anza Natural Plan shows, that this land use will substantially change well before 2027 and the Coastal Commission should leave the phrase "termination of the lease term" in the permit.

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 if not improved in the ways listed here, 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,

American Federation of Teachers, Local 1931  
C3  
California Native Plant Society, San Diego  
Center for Local Government Accountability  
CleanEarth4Kids  
Coastal Policy Solutions  
Coffee Cycle Roasting  
Environmental Center of San Diego  
Environmental Health Coalition

Friends of Rose Canyon  
Friends of Rose Creek  
Law Office of Michelle A. Gastil  
Montgomery-Gibbs Environmental Coalition  
Native Like Water  
Ocean Connectors  
Outdoor Outreach  
Renaissance  
San Diego Audubon Society

*Fostering the protection and appreciation*



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

San Diego Children and Nature  
San Diego City College Audubon Club  
San Diego City College SACNAS  
San Diego Coastkeeper  
San Diego Pediatricians for Clean Air  
San Dieguito River Valley Conservancy  
Save Our Access

Sierra Club San Diego  
Southwestern Wetlands Interpretive Association  
St. Andrew's by-the-sea Episcopal Church  
Surfrider San Diego  
Sustainability Matters  
The Ocean Foundation  
Waste For Life





FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

5/6/2020

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

**W15c**

Applicant: Northeast MB, LLC  
CDP Application # 6-20-0053  
Scheduled on May 11, 2021  
Agenda Item: 17a

**Re: Public Comment on May 11, 2022 Agenda Item Wednesday 17a- Application No. 6-21-0353 (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 camping opportunities at Mission Bay RV Resort.

As a Non-Profit Organization 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 unsightly, abandoned mobile 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

The YMCA of San Diego County is dedicated to improving the quality of human life and to helping all people realize their fullest potential as children of God through the development of spirit, mind and body.



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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim McDougal', with a stylized, flowing script.

Kim McDougal  
Vice President of Social Services  
YMCA of San Diego County

CC:

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

## **Llerandi, Alexander@Coastal**

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**From:** Carol Doherty <Carol.Doherty.447057625@p2a.co>  
**Sent:** Friday, May 06, 2022 3:21 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

Scheduled on the Coastal Commission Agenda for May 11, 2022

Agenda Item: W 17a

I am reaching out to encourage you to support Coastal Development Permit Application No. 6-21-0353 for clean-up of De Anza Cove on Mission Bay. There are many benefits to approving the this project. The abandoned homes that occupy the campground are a hazard, and the community has waited far too long to see this blight removed.

The permit will enable the former mobile home stalls to accommodate interim RV and tent camping sites, which would improve public access to waterfront camping at a time when options are increasingly scarce and increase recreation opportunities for coastal visitors who will also be able to enjoy repaired bayfront pathways.

For these reasons, I humbly urge you to approve this permit application, which will restore access for residents and visitors, and support the City's goals for protecting wetlands and revitalizing the area.

Thank you for your time and consideration.

Carol Doherty  
dohertyc@pacbell.net

## Llerandi, Alexander@Coastal

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**From:** Eileen Evertsen <Eileen.Evertsen.522175567@p2a.co>  
**Sent:** Friday, May 06, 2022 5:01 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

W17a  
Applicant: Northeast MB, LLC  
CDP Application # 6-21-0353  
Scheduled on the Coastal Commission Agenda for May 11, 2022  
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Thank you for your time and consideration.

Eileen Evertsen  
leener6@yahoo.com

## **Llerandi, Alexander@Coastal**

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**From:** Patty Borell <Patty.Borell.522453568@p2a.co>  
**Sent:** Friday, May 06, 2022 4:57 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Patty Borell  
paborell@aol.com

## **Llerandi, Alexander@Coastal**

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**From:** Melinda Kocsis <Melinda.Kocsis.524054280@p2a.co>  
**Sent:** Friday, May 06, 2022 4:52 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

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Thank you for your time and consideration.

Melinda Kocsis  
melindakocsis22@yahoo.com

## **Llerandi, Alexander@Coastal**

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**From:** Dorothy Torrescano <Dorothy.Torrescano.522191433@p2a.co>  
**Sent:** Friday, May 06, 2022 4:47 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Applicant: Northeast MB, LLC

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Thank you for your time and consideration.

Dorothy Torrescano  
dtorrescano33@att.net

## Llerandi, Alexander@Coastal

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**From:** Debbie Arcaris <Debbie.Arcaris.443890228@p2a.co>  
**Sent:** Friday, May 06, 2022 4:42 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Debbie Arcaris  
debraarcaris@gmail.com



## **Llerandi, Alexander@Coastal**

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**From:** JOSEPH INNECKEN <JOSEPH.INNECKEN.446108881@p2a.co>  
**Sent:** Friday, May 06, 2022 4:32 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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JOSEPH INNECKEN  
joeinnecken@gmail.com

**Llerandi, Alexander@Coastal**

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**From:** Merva Douglas <Merva.Douglas.522880519@p2a.co>  
**Sent:** Friday, May 06, 2022 4:27 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Merva Douglas  
mervadouglas@hotmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Linda Sandoval <Linda.Sandoval.522458130@p2a.co>  
**Sent:** Friday, May 06, 2022 4:22 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Linda Sandoval  
lindasan0401@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Tiffany Hernandez <Tiffany.Hernandez.524361018@p2a.co>  
**Sent:** Friday, May 06, 2022 4:16 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Tiffany Hernandez  
iolsai50502@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Van Tran <Van.Tran.446073394@p2a.co>  
**Sent:** Friday, May 06, 2022 4:12 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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For these reasons, I humbly urge you to approve this permit application, which will restore access for residents and visitors, and support the City's goals for protecting wetlands and revitalizing the area.

Thank you for your time and consideration.

Van Tran  
vtran97@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Susan Fox <Susan.Fox.544842661@p2a.co>  
**Sent:** Friday, May 06, 2022 4:07 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

Scheduled on the Coastal Commission Agenda for May 11, 2022

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Thank you for your time and consideration.

Susan Fox  
sfoxy52@yahoo.com

**Llerandi, Alexander@Coastal**

---

**From:** Ron Hughes <Ron.Hughes.522434875@p2a.co>  
**Sent:** Friday, May 06, 2022 4:02 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Ron Hughes  
hqiron@gmail.com



**Llerandi, Alexander@Coastal**

---

**From:** Whitney Stuebs <Whitney.Stuebs.446115469@p2a.co>  
**Sent:** Friday, May 06, 2022 3:57 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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Thank you for your time and consideration.

Whitney Stuebs  
whitneystuebs@ymail.com

**Llerandi, Alexander@Coastal**

---

**From:** Morgan Ling <Morgan.Ling.522434082@p2a.co>  
**Sent:** Friday, May 06, 2022 3:52 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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Thank you for your time and consideration.

Morgan Ling  
longtraci@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Jack Schoaf <Jack.Schoaf.523822170@p2a.co>  
**Sent:** Friday, May 06, 2022 3:47 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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Jack Schoaf  
schoafjack@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** David Long <David.Long.522434136@p2a.co>  
**Sent:** Friday, May 06, 2022 3:41 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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David Long  
mppackaging@gmail.com

**Llerandi, Alexander@Coastal**

---

**From:** Morgan Ling <Morgan.Ling.522434082@p2a.co>  
**Sent:** Friday, May 06, 2022 3:37 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Morgan Ling  
longtraci@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Grace Hobbs <Grace.Hobbs.446447768@p2a.co>  
**Sent:** Friday, May 06, 2022 3:32 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Grace Hobbs  
kelleyhobbs8864@yahoo.com

## Llerandi, Alexander@Coastal

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**From:** Phil Reason <Phil.Reason.446212164@p2a.co>  
**Sent:** Friday, May 06, 2022 3:27 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Phil Reason  
reachphilhere@yahoo.com



**Llerandi, Alexander@Coastal**

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**From:** April Matamoros <April.Matamoros.520164859@p2a.co>  
**Sent:** Friday, May 06, 2022 3:17 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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April Matamoros  
april.matamoros@laverne.edu

## **Llerandi, Alexander@Coastal**

---

**From:** GARY MARTIN <GARY.MARTIN.522453856@p2a.co>  
**Sent:** Friday, May 06, 2022 3:12 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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GARY MARTIN  
fishermartinautomotive@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Murphy Rasmussen <Murphy.Rasmussen.522392458@p2a.co>  
**Sent:** Friday, May 06, 2022 3:07 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Murphy Rasmussen  
singmurphy@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Jessica Strandberg <Jessica.Strandberg.519531736@p2a.co>  
**Sent:** Friday, May 06, 2022 3:03 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Jessica Strandberg  
strandberg.jessica@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Dennis Cushman <Dennis.Cushman.519535813@p2a.co>  
**Sent:** Friday, May 06, 2022 2:57 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Dennis Cushman  
dc@dcxcavation.com

## **Llerandi, Alexander@Coastal**

---

**From:** Stephen Fulton <Stephen.Fulton.522389948@p2a.co>  
**Sent:** Friday, May 06, 2022 2:53 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Stephen Fulton  
fultondream@yahoo.com

**Llerandi, Alexander@Coastal**

---

**From:** Shelly Fulton <Shelly.Fulton.446315953@p2a.co>  
**Sent:** Friday, May 06, 2022 2:47 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Shelly Fulton  
shellylfulton@yahoo.com



**Llerandi, Alexander@Coastal**

---

**From:** Dixon Boggs <Dixon.Boggs.522377842@p2a.co>  
**Sent:** Friday, May 06, 2022 2:43 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Dixon Boggs  
dixonboggs@aol.com

## **Llerandi, Alexander@Coastal**

---

**From:** Bill bradley <Bill.bradley.544817164@p2a.co>  
**Sent:** Friday, May 06, 2022 2:37 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Bill bradley  
wlbradle\_333@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Robert Ames <Robert.Ames.446091871@p2a.co>  
**Sent:** Friday, May 06, 2022 2:33 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Robert Ames  
rmames@sbcglobal.net

**Llerandi, Alexander@Coastal**

---

**From:** Hope Ezeani <Hope.Ezeani.446087209@p2a.co>  
**Sent:** Friday, May 06, 2022 2:28 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Hope Ezeani  
hope\_ezeani@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Erik Amerman <Erik.Amerman.446242602@p2a.co>  
**Sent:** Friday, May 06, 2022 2:23 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Erik Amerman  
awfloors@yahoo.com

## **Llerandi, Alexander@Coastal**

---

**From:** Eric kelchlin <Eric.kelchlin.446079910@p2a.co>  
**Sent:** Friday, May 06, 2022 2:17 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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For these reasons, I humbly urge you to approve this permit application, which will restore access for residents and visitors, and support the City's goals for protecting wetlands and revitalizing the area.

Thank you for your time and consideration.

Eric kelchlin  
kelcem29@yahoo.com

**Llerandi, Alexander@Coastal**

---

**From:** Leslie Hill <Leslie.Hill.522545566@p2a.co>  
**Sent:** Friday, May 06, 2022 2:12 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

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Thank you for your time and consideration.

Leslie Hill  
sassyangel1914@gmail.com

## Llerandi, Alexander@Coastal

---

**From:** Jeffrey Hill <Jeffrey.Hill.522545421@p2a.co>  
**Sent:** Friday, May 06, 2022 2:08 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Jeffrey Hill  
jhill680@sbcglobal.net



## **Llerandi, Alexander@Coastal**

---

**From:** Jimmy Ewing <Jimmy.Ewing.544805437@p2a.co>  
**Sent:** Friday, May 06, 2022 2:03 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Jimmy Ewing  
jimz34@aol.com

**Llerandi, Alexander@Coastal**

---

**From:** Wayne Hartwig <Wayne.Hartwig.522568219@p2a.co>  
**Sent:** Friday, May 06, 2022 1:57 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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Thank you for your time and consideration.

Wayne Hartwig  
55usa1@san.rr.com

## Llerandi, Alexander@Coastal

---

**From:** Sandra Cordell <Sandra.Cordell.544792108@p2a.co>  
**Sent:** Friday, May 06, 2022 1:53 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Sandra Cordell  
tahr60730@mypacks.net

## **Llerandi, Alexander@Coastal**

---

**From:** Danny Henderson <Danny.Henderson.522556997@p2a.co>  
**Sent:** Friday, May 06, 2022 1:48 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Danny Henderson  
mydogmilo\_1@yahoo.com

## **Llerandi, Alexander@Coastal**

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**From:** Juan Joaquin <Juan.Joaquin.443866685@p2a.co>  
**Sent:** Friday, May 06, 2022 1:43 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Juan Joaquin  
johnjoaq@cox.net

**Llerandi, Alexander@Coastal**

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**From:** John Winek <John.Winek.446300012@p2a.co>  
**Sent:** Friday, May 06, 2022 1:38 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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John Winek  
vhsgolfcoach@aol.com

## Llerandi, Alexander@Coastal

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**From:** Jeryl Cordell <Jeryl.Cordell.446125963@p2a.co>  
**Sent:** Friday, May 06, 2022 1:33 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Jeryl Cordell  
2cordells@earthlink.net

## **Llerandi, Alexander@Coastal**

---

**From:** David Bassett <David.Bassett.522457708@p2a.co>  
**Sent:** Friday, May 06, 2022 1:27 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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David Bassett  
david\_bassett@yahoo.com



## Llerandi, Alexander@Coastal

---

**From:** Larry Vincent <Larry.Vincent.522552784@p2a.co>  
**Sent:** Friday, May 06, 2022 1:22 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Larry Vincent  
vinjones@att.net

**Llerandi, Alexander@Coastal**

---

**From:** Shannon Martinez <Shannon.Martinez.544779851@p2a.co>  
**Sent:** Friday, May 06, 2022 1:18 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Shannon Martinez  
smartinez1224@gmail.com

## **Llerandi, Alexander@Coastal**

---

**From:** Dan Morris <Dan.Morris.522434893@p2a.co>  
**Sent:** Friday, May 06, 2022 1:13 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Dan Morris  
dmorris2020@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Laura Hinkley <Laura.Hinkley.522571035@p2a.co>  
**Sent:** Friday, May 06, 2022 1:08 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Laura Hinkley  
mlajhinkley@aol.com

## **Llerandi, Alexander@Coastal**

---

**From:** Melissa Thompson <Melissa.Thompson.544775242@p2a.co>  
**Sent:** Friday, May 06, 2022 1:03 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Melissa Thompson  
melissamthompson@me.com

**Llerandi, Alexander@Coastal**

---

**From:** Mike Hope <Mike.Hope.446169163@p2a.co>  
**Sent:** Friday, May 06, 2022 12:58 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Mike Hope  
mike.hope@aol.com

## **Llerandi, Alexander@Coastal**

---

**From:** Wendy Eichenbaum <Wendy.Eichenbaum.446136565@p2a.co>  
**Sent:** Friday, May 06, 2022 12:53 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Wendy Eichenbaum  
wanderingoak@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Deanna Parks <Deanna.Parks.446108917@p2a.co>  
**Sent:** Friday, May 06, 2022 12:48 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Deanna Parks  
deanna.parks@yahoo.com



**Llerandi, Alexander@Coastal**

---

**From:** ANDREW ANDERSON <ANDREW.ANDERSON.446079875@p2a.co>  
**Sent:** Friday, May 06, 2022 12:43 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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ANDREW ANDERSON  
dodgerduo@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Roger Newman <Roger.Newman.520309533@p2a.co>  
**Sent:** Friday, May 06, 2022 12:38 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Roger Newman  
rnewmanus@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Jay Ostrow <Jay.Ostrow.522435360@p2a.co>  
**Sent:** Friday, May 06, 2022 12:33 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Jay Ostrow  
jbird1033@yahoo.com

## **Llerandi, Alexander@Coastal**

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**From:** Michelle Blowers <Michelle.Blowers.522739552@p2a.co>  
**Sent:** Friday, May 06, 2022 12:28 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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For these reasons, I humbly urge you to approve this permit application, which will restore access for residents and visitors, and support the City's goals for protecting wetlands and revitalizing the area.

Thank you for your time and consideration.

Michelle Blowers  
michelle\_blowers@live.com

## **Llerandi, Alexander@Coastal**

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**From:** Clyde Nelson <Clyde.Nelson.446281717@p2a.co>  
**Sent:** Friday, May 06, 2022 12:22 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

Scheduled on the Coastal Commission Agenda for May 11, 2022

Agenda Item: W 17a

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Clyde Nelson  
cjnpegasus@yahoo.com

**Llerandi, Alexander@Coastal**

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**From:** Lori Varisco <Lori.Varisco.523171164@p2a.co>  
**Sent:** Friday, May 06, 2022 12:18 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

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Thank you for your time and consideration.

Lori Varisco  
variscomama@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Jo Ross <Jo.Ross.446077183@p2a.co>  
**Sent:** Friday, May 06, 2022 12:13 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

CDP Application # 6-21-0353

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Thank you for your time and consideration.

Jo Ross  
jodycarrollross@gmail.com

## Llerandi, Alexander@Coastal

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**From:** Michael Beebe <Michael.Beebe.446289278@p2a.co>  
**Sent:** Friday, May 06, 2022 12:07 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Michael Beebe  
svdolphinsmichael@yahoo.com



## **Llerandi, Alexander@Coastal**

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**From:** Michael Harris <Michael.Harris.446096263@p2a.co>  
**Sent:** Friday, May 06, 2022 12:03 PM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Michael Harris  
54retiredharris@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Walter Mulvihill <Walter.Mulvihill.523955768@p2a.co>  
**Sent:** Friday, May 06, 2022 11:57 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Walter Mulvihill  
doorbiz@verizon.net

**Llerandi, Alexander@Coastal**

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**From:** Cym McMurray <Cym.McMurray.522450354@p2a.co>  
**Sent:** Friday, May 06, 2022 11:52 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

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Thank you for your time and consideration.

Cym McMurray  
cmcmurray@xplornet.com

**Llerandi, Alexander@Coastal**

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**From:** Cleo Alsip <Cleo.Alsip.544751374@p2a.co>  
**Sent:** Friday, May 06, 2022 11:47 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Thank you for your time and consideration.

Cleo Alsip  
alsipj@icloud.com

## **Llerandi, Alexander@Coastal**

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**From:** Darren Cooper <Darren.Cooper.522623109@p2a.co>  
**Sent:** Friday, May 06, 2022 11:42 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

W17a

Applicant: Northeast MB, LLC

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Thank you for your time and consideration.

Darren Cooper  
coopdup1@gmail.com

**Llerandi, Alexander@Coastal**

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**From:** David Allen <David.Allen.446072700@p2a.co>  
**Sent:** Friday, May 06, 2022 11:38 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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David Allen  
davenowave@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Esther Pallares <Esther.Pallares.446074951@p2a.co>  
**Sent:** Friday, May 06, 2022 11:33 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Esther Pallares  
nanapallares@gmail.com

## **Llerandi, Alexander@Coastal**

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**From:** Daniel Goddard <Daniel.Goddard.519551130@p2a.co>  
**Sent:** Friday, May 06, 2022 11:27 AM  
**To:** Llerandi, Alexander@Coastal  
**Subject:** Public Comment on May 11, 2022 Agenda Item Wednesday 17a - Application No. 6-21-0353 (Northeast MB,

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Daniel Goddard  
dangoddardmft@gmail.com