FIESTA ISLAND GENERAL DEVELOPMENT PLAN (GDP)
PROPOSED OUTLINE

1. INTRODUCTION

1.1. Project Purpose (Figure 1- Mission Bay Park & Fiesta Island Location Map Aerials)
1.2. Project Objectives
1.3. Project History (Figure 2- Planning Process)
1.4. Mission Bay Planning History (Table 1-Timeline**)**
1.5. Fiesta Island Planning History
1.6. Related Studies (Table 2- List of Related Studies)

2. ADOPTED MASTER PLAN SUMMARY

2.1. Overall Master Plan Vision
2.2. Fiesta Island Specific Objectives
2.3. Major Elements of the Adopted Plan (Figure 3, Adopted Master Plan Map)
2.4. Background behind some of the Decisions
2.5. Relationship with South Shores

3. EXISTING CONDITIONS

3.1. Overall Site Statistics (Figure 4,Real Estate Summary Map)
- **3.1.1. Total Acres** (Table 3-Site Statistics)
- **3.1.2. Miles of Shoreline**
- **3.1.3. Miles of Roadways**
- **3.1.4. Percent of Total Mission Bay Park**
- **3.1.5. 25% Leased Land Restriction Discussion**

3.2. Current Land Uses (Figure 5 and Table 4, Existing Land and Water Uses)
- **3.2.1. Aquatic Uses**
- **3.2.2. Shoreline Uses**
- **3.2.3. Interior Uses**

3.3. Current Circulation and Traffic (Figure 6 and Table 5, Circulation)
- **3.3.1. Existing Efficiencies of Current Circulation**
- **3.3.2. Inefficiencies of Current Circulation**
- **3.3.3. Current Traffic Volumes on the Island** (Table 6)
- **3.3.4. Adjacent Area Traffic Levels of Service** (Figure 7 and Table 7, Off-island Intersections)
- **3.3.5. Seasonal and Week Variations** (Table 8)
- **3.3.6. Parking Resources and Utilization Levels** (Table 9)
- **3.3.7. Non-vehicular Circulation**

3.4. **Current Infrastructure** (Figure 8)
- **3.4.1. Potable Water**
- **3.4.2. Reclaimed Water**
- **3.4.3. Electricity**
- **3.4.4. Storm Drains**
- **3.4.5. Potential Points of Connection**

3.5. Current Use Levels and Patterns (Figure 9 and Table 10)
- **3.5.1. Off-season Weekday Uses**
- **3.5.2. Off-season Weekend Uses**
- **3.5.3. Peak-season Weekday Uses**
- **3.5.4. Peak-season Weekend Uses**
- **3.5.5. Peak Holiday Weekends**
- **3.5.6. Special Event Use Levels**

3.6. Special Permit Uses (Table 11)
- **3.6.1. Over the Line**
- **3.6.2. Thunderboats**
- **3.6.3. Cycling Events**
- **3.6.4. Running / Jogging / Walking Events**
- **3.6.5. Rocket Launching**

3.7. Shoreline and Tidal Conditions (Figure 10)
- **3.7.1. Shoreline Erosion Areas**
- **3.7.2. Shoreline Accretion**
- **3.7.3. Critical Gradiants**
- **3.7.4. Sand Grain Size Analysis**
- **3.7.5. Tidal Extremes and Affect on Shoreline** Stability (Table 12)
- **3.7.6. Wake and Wind Wave Actions and Affect on Shoreline Stability**

3.8. Adjacent Water Use Conditions
3.9. Regulatory Water Use Restrictions (Table 13)
3.10. Regulatory Land Use Restrictions (Table 14)
3.11. Geologic / Soil Conditions (Figure 11)
- **3.11.1. Formation of Fiesta Island**
- **3.11.2. Materials Used to Form the Island**
- **3.11.3. Characterization of the Surface**
- **3.11.4. Characterization of the Formational Sub-surface**
- **3.11.5. Estimation of Ability to Support Structures**
- **3.11.6. Estimation of Ability to Support Roadway Feature**

3.12. Existing Biology
- **3.12.1. Existing Vegetation Cover** (Figure 12)
- **3.12.2. Existing Habitats** (Figure 13)
- **3.12.3. Existing Sensitive Plant Species** (Figure 14)
- **3.12.4. Existing Sensitive Animal Species** (Figure 15)
- **3.12.5. Existing Jurisdictional Wetlands** (Figure 16)

3.12.6. **Other Non-Jurisdictional Wetlands** (Figure 17)
3.12.7. **Near-shore Vegetation and Sensitive Habitats** (Figure 18)
3.13. **Existing Water Quality Issues** (Figure 19 and Table 15)
3.13.1. **Pacific Passage Way**
3.13.2. **Tidal Flows and Its Affect on Water Quality**
3.13.3. **Issues Related to Tecolote Creek**
3.13.4. **Issues Related to Cudahay**
3.13.5. **Issues Related to Runoff from Fiesta Island**
3.13.6. **Water Quality Issues from Fiesta Island Sedimentation**
3.13.7. **Water Quality Issued related to lack of Bathrooms**

4. PROGRAM AND ANALYIS

4.1. **Regional Parkland Requirements** (Figure 20 and Table 16)
4.2. **Mission Bay Parkland Requirements and Goals** (Table 17)
4.3. **Existing Uses to be Preserved**
4.4. **Existing Uses in need of Expansion**
4.5. **New Uses to be added to the Island**
4.6. **Utility Requirements Analysis** (Table 18)
4.7. **Parking Requirement Analysis** (Table 19)
4.8. **Public Restroom Requirement Analysis** (Table 20)
4.9. **Use to Use Compatibilities** (Table 21)
4.10. **Shore to Water Use Compatibilities** (Table 22)
4.11. **Wind and its affect on Water Uses** (Figure 21)
4.12. **Solar Exposure and its affect on Land Uses** (Figure 22)
4.13. **Micro-climate Summary** (Figure 23)
4.14. **On-island Specific Problem Areas**
4.15. **On-island Assets**
4.16. **Site Opportunities and Constraints Summary** (Figure 24)
4.17. **Alternative One, Environmental Avoidance** (Figure 25)
4.18. **Alternative Three, Master Plan Revision** (Figure 26)

5. RECOMMENDED ADJUSTMENTS TO THE MASTER PLAN

5.1. **Overall Vision**
5.2. **Land Use Plan** (Figure 27)
5.2.1. **New Regional Parkland**
5.2.2. **New Natural Parkland**
5.2.3. **New Shoreline Parkland**
5.2.4. **New Beach and Swimming Areas**
5.2.5. **New Primitive Camping**
5.2.6. **New Habitats**
5.2.7. **Enhanced Existing Habitats**
5.2.8. **Relocated Sand Management Area**
5.2.9. **Existing Youth Campground**
5.2.10. **Reconfigured Sand Sports Area**
5.3. **Activity Plan** (Figure 28)
5.3.1. **Active Sports Element**
5.3.2. **Active Physical Activity Element**
5.3.3. **Picnicing and Group Activity Element**
5.3.4. **Playground / Children Activity Element**
5.3.5. **Passive Recreational Element**
5.3.6. **Nature Observation and Educational Element**
5.3.7. **Motorized Craft Element**
5.3.8. **Non-motorized Paddle / Rowing Craft Element**
5.3.9. **Wind Oriented Craft Element**
5.3.10. **Swimming and Wading Element**
5.3.11. **Fishing Element**
5.4. **Proposed Circulation Improvements** (Figure 29)
5.4.1. **Roadway Cross Sections** (Figure 30 and 31)
5.4.2. **Road Directional flows**
5.4.3. **Trip Generation Rates** (Table 23)
5.4.4. **Forecast Traffic Volumes** (Table 24)
5.4.5. **Analysis and Recommendations to Nearby Intersections** (Figure 32)
5.4.6. **Entry / Exit Adjustments** (Figure 33)
5.4.7. **Parking Requirements** (Table 25)
5.4.8. **Formal Parking Lots**
5.4.9. **Informal Parking Facilities**
5.4.10. **Paved Multi-use Trails** (Figure 34)
5.4.11. **Unpaved Trails** (Figure 35)
5.4.12. **Bridge / Causeway Improvements** (Figure 36)
5.4.13. **North End Causeway Improvements** (Figure 37)
5.5. **Proposed Structures**
5.5.1. **Public Restrooms** (Figure 38)
5.5.2. **Store Rooms** (Figure 39)
5.5.3. **Ranger Station / Office** (Figure 40)
5.5.4. **Misc. Structures**
5.6. **Proposed Wayfinding Elements** (Figure 41)
5.6.1. **Overall Character of Visual Elements**
5.6.2. **Entry Signage**
5.6.3. **Directional Signage**

5.7. Proposed Public Art (Figure 42)
- **5.7.1. Public Art Potential Opportunities**
- **5.7.2. Entry Statement** (Figure 43)
- **5.7.3. Word Walk (from Master Plan)** (Figure 44)

5.8. Proposed Landscape Treatments (Figure 45)
- **5.8.1. Overall Landscape Character**
- **5.8.2. Urban Forestry**
- **5.8.3. Native Treatments**
- **5.8.4. Non-native Treatments**

5.9. Proposed Dog Use Regulations (Figure 46 and Table 26)
- **5.9.1. Leash Free with Fence**
- **5.9.2. Leash Free without Fence**
- **5.9.3. On-Leash Areas**
- **5.9.4. Dog Prohibited Areas**

5.10. Green Solutions (Figure 47)
- **5.10.1. Solar PV Panels**
- **5.10.2. Active Features found within the Public Restrooms**
- **5.10.3. Urban Forests**
- **5.10.4. Stormwater Runoff Treatments**
- **5.10.5. Wind / Dust Control**

6. PLAN IMPLEMENTATION

6.1. Proposed Landforms / Grading (Figure 48**)**
- **6.1.1. Overall Grading Concepts**
- **6.1.2. Follow-on Geotechnical Investigations Needed**
- **6.1.3. Dredging**
- **6.1.4. Mass Fill / Mounding**
- **6.1.5. Sand Resources**
- **6.1.6. Cut / Fill Balance** (Table 25)

6.2. Proposed Drainage / Water Quality Tech Report (Figure 49**)**
- **6.2.1. Overall Drainage Concepts**
- 6.2.2. **Wetland Treatment Ponds-Tecolote** (Figure 50)
- **6.2.3. Wetland Treatment Ponds-On** Island (Figure 51)
- **6.2.4. Bio-swale Treatment** (Figure 52)
- 6.2.5. **Infiltration Trenches** (Figure 53)
- **6.2.6. Collection-Evapotranspiration Ponds** (Figure 54)

6.3. Proposed Infrastructure (Figure 55)
- **6.3.1. Potable Water**
- **6.3.2. Reclaimed Water**
- **6.3.3. Electricity**
- **6.3.4. Sewage**
- **6.3.5. Stormwater**
- **6.3.6. Communications**
- **6.3.7. Security Systems**

6.4. Probable Costs of Construction(Table 26)

6.5. **Recommended Phasing Plan** (Figure 56)

6.6. Probable Permit Requirements (Table 27)
- **6.6.1. Site Development Permit**
- **6.6.2. Coastal Development Permit**
- **6.6.3. Stormwater Discharge Permit**
- **6.6.4. Master Plan Amendment**
- **6.6.5. Local Coastal Plan Amendment**
- **6.6.6. Resource Agency Permits (e.g. 401, 404 & 1600)**

6.7. Probable Environmental Review Requirements (Table 28**)**
- **6.7.1. Supplemental Traffic Study**
- **6.7.2. Supplemental Biological Resource Study**
- **6.7.3. Supplemental Water Quality Report**
- **6.7.4. Supplemental Noise / Air Quality Reports**
- **6.7.5. Stormwater Runoff Plan**
- **6.7.6. Supplemental or Addendum to the EIR**

7. APPENDIX A PROCESS

8. APPENDIX B PUBIC INPUT

8.1. Public Workshop #1
8.2. Questionnaire Summary
8.3. Survey Summary
8.4. Alternative #4 Comment Summary
8.5. Public Workshop #2

9. APPENDIX C MEETING SUMMARY