

## Notice of Public Meeting

### San Diego River Conservancy

A public meeting of the Governing Board of  
The San Diego River Conservancy  
will be held Thursday,  
March 7, 2013  
2:00 pm – 4:00 pm

#### Meeting Location

County of San Diego Administration Center (CAC)  
1600 Pacific Highway, Room 302  
San Diego, California 92101

#### Tele-Conference Locations

Natural Resources Agency  
1416 Ninth Street, Room 1311  
Sacramento, CA 95814

Department of Finance  
State Capitol, Room 1145  
Sacramento, CA 95814

(877) 287-0283 / Pass code 606349

Contact: Michael Nelson  
(619) 645-3183

#### Meeting Agenda

The Board may take agenda items out of order to accommodate speakers and to maintain a quorum, unless noted as time specific.

1. Roll Call
2. Approval of Minutes (*ACTION*)  
Consider approval of minutes for January 24, 2013 meeting.

**3. Public Comment**

Any person may address the Governing Board at this time regarding any matter within the Board's authority. Presentations will be limited to three minutes for individuals and five minutes for representatives of organizations. Submission of information in writing is encouraged. The Board is prohibited by law from taking any action on matters that are discussed that are not on the agenda; no adverse conclusions should be drawn by the Board's not responding to such matters or public comments.

**4. Chairperson's and Governing Board Members' Report (*INFORMATIONAL*)**

**5. Deputy Attorney's General Report (*INFORMATIONAL*)**

Form 700 - Fair Political Practices Commission (Filing Deadline- April 1, 2013)  
Hayley Petersen, Deputy Attorney General

**6. Introduction of Kevin McKernan as Executive Officer (*INFORMATIONAL*)**

The Chair will introduce the San Diego River Conservancy's New Executive Officer.

Introduction:  
Ben Clay, Chair  
Kevin McKernan, Executive Officer

**7. City of San Diego: Draft San Diego River Park Master Plan (*ACTION*)**

Representatives of the City of San Diego will present the final draft master plan

Status Report and Presentation:  
Robin Shifflet, Park Designer, City of San Diego

Recommendation: Adopt Resolution 13-01

**8. San Diego River Coalition: 2013 Work Plan (*INFORMATIONAL*)**

Chair of the San Diego River Coalition will present the recommendations of the 2013 Work Plan.

Presentation and Report:  
Rob Hutsel, Chair  
San Diego River Coalition

## 9. Executive Officer's Report (*INFORMATIONAL / ACTION*)

The following topics may be included in the Executive Officer's Report. The Board may take action regarding any of them:

Helix Water District: *El Capitan Golf Club, LLC v. Helix Water District*  
(Status Report)

Department of Transportation: Auction / Former Old Town Office  
(Status Report)

## 10. Next Meeting

The next scheduled board meeting will be held Thursday, May 2, 2013, 2:00-4:00 p.m.

## 11. Adjournment

### Accessibility

If you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call Kevin McKernan at 619-645-3183.

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: 1

SUBJECT: **ROLL CALL AND INTRODUCTIONS**

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **2**

SUBJECT: **APPROVAL OF MINUTES (ACTION)**  
The Board will consider adoption of the **January 24, 2013** public meeting minutes.

PURPOSE: The minutes of the **January 24, 2013** Board Meetings are attached for your review.

RECOMMENDATION: Approve minutes

**SAN DIEGO RIVER CONSERVANCY (SDRC)**

Minutes of January 24, 2013 Public Meeting

(Draft Minutes for Approval on March 7, 2013)

SDRC Board Chair, **Ben Hayward** called the January 24, 2013, meeting of the San Diego River Conservancy to order at approximately 2:00 p.m.

**1. Roll Call**

Members Present

Lee Burdick	Mayor, City of San Diego, Designee (arrived 2:03 p.m.)
Lorie Zapf	Councilmember, City of San Diego, District 6
Julie Alvis	Natural Resources Agency, Alternate Designee (via phone)
Clay Phillips	Department of Parks and Recreation, Designee
Dianne Jacob	Supervisor, County of San Diego, Second District (arrived 2:02 p.m.)
Ben Clay, Chair	Public at Large
Ruth Hayward	Public at Large
Ann Miller Haddad	Public at Large
Gary Strawn	San Diego Regional Water Quality Control Board

Absent

Karen Finn	Department of Finance, Alternate Designee
John Donnelly	Wildlife Conservation Board
Todd Gloria	Councilmember, City of San Diego, District 3
Andrew Poat	Public at Large

Staff Members Present

Michael Nelson	Executive Officer
Hayley Peterson	Deputy Attorney General
Julia Richards	Administrative Services Manager

Hayley Peterson administered the Oath of Office to Julie Alvis, Natural Resources Agency and Lee Burdick for the Mayor of San Diego.

**2. Approval of Minutes**

Ann Miller Haddad made a motion to approve the draft minutes of the November 1, 2012, meeting which was seconded by Clay Phillips and approved 7-0 with 1 abstention.

**3. Public Comment**

Any person may address the Governing Board at this time regarding any matter within the Board's authority. Presentations will be limited to three minutes for individuals and five minutes for

representatives of organizations. Submission of information in writing is encouraged. The Board is prohibited by law from taking any action on matters that are discussed that are not on the agenda; no adverse conclusions should be drawn by the Board's not responding to such matters or public comments.

**Rob Hutsel**, Executive Director of the San Diego River Park Foundation (SDRPF) announced that SDRPF had raised \$120,000 for the Discovery Center at Grant Park, which will allow SDRPF to move forward with completion of final design for the 8,000 square foot, 17 acre park in Mission Valley. He concluded by stating that SDRPF is working to complete an 11 acre acquisition on Boulder Creek; and, the San Diego River Coalition adopted its 2013 Work Plan.

#### 4. Chairperson's and Governing Board Members' Report (*INFORMATIONAL*)

No report.

#### 5. Deputy Attorney's General Report (*INFORMATIONAL*)

No report.

#### 6. Election of Officers (*ACTION*)

The Executive Officer and the Chairman will conduct the biennial election of officers.

Presentation and Report:

Michael Nelson, Executive Officer

Ben Clay, Chair

**Michael Nelson** stated SDRC's statute requires an election of officers every 2 years and encouraged the Chair to initiate the election of officers.

**Ann Miller Haddad** expressed her desire to maintain SDRC's current leadership, particularly since there will be a transition with a new Executive Officer in the coming months. She made a motion for Ben Clay to remain as Chair and Ruth Hayward as Vice Chair of the San Diego River Conservancy's Governing Board.

**Dianne Jacob** seconded the motion.

**Michael Nelson** conducted a roll call vote, which resulted in a unanimous vote for Ben Clay to remain as Chair and Ruth Hayward as Vice Chair of the San Diego River Conservancy.

#### 7. City of San Diego: Draft San Diego River Park Master Plan (*INFORMATIONAL/ACTION*)

Representatives of the City of San Diego will present the final draft master plan

Status Report and Presentation:

Michael Nelson, Executive Officer

Robin Shifflet, Park Designer, City of San Diego

Todd Mead, Civitas Inc.

**Michael Nelson** introduced Robin Shifflet, Park Designer (City of San Diego) and consultant Todd Mead (Civitas Inc.) to brief the Board on the draft San Diego River Park Master Plan (Draft Plan). He recalled that at a previous meeting the Board had raised concerns about the status of the Draft Plan. He expressed his

appreciation at learning the Draft Plan was moving forward and tentative dates for City Council adoption had been tentatively set after a final round of consultations with key organizations, planning and advisory boards.

**Robin Shifflet** is the project manager for the San Diego River Park Master Plan, introduced herself as well as, **Todd Mead** of Civitas, the Director Park and Recreation **Stacy LoMedico**, and **Nancy Bragado** from Planning Section of Development Services. She stated that she was present to receive the Board's recommendation regarding the adoption of the Draft Plan. She indicated that she would like to forward SDRC's recommendation to the Planning Commission and City Council. She said the tentative dates for those bodies reviewing the Draft Plan were; City of San Diego Planning and Land Use Committee on March 23, 2013 and San Diego City Council on April 2013. She said that she would like to seek the Board's approval after responding to any questions.

**(The Conference Room Projector malfunctioned and was unable to show the Power Point.)**

**Todd Mead** stated that he had been a consultant on the project since 2003 and was pleased to see the planning effort come to fruition. He then presented in summary fashion the milestones and conclusion of the Draft Plan.

- 2001** **San Diego River Park Conceptual Plan**  
*California State Polytechnic at Pomona  
San Diego River Park Foundation*
- 2003** **City of San Diego SDRP Draft Master Plan**  
*City of San Diego  
12 Public Workshops*
- 2005** **City of San Diego SDRP, Community Plan and Land Development Code Amendments Process**  
*Draft Presentation to Planning Commission  
Draft Presentation to City Council*
- 2007** **City of San Diego SDRP, Community Plan and Land Development Code Amendments Process**  
*City of San Diego  
Public Workshops with Community/Park Planning Groups on Amendments*
- 2008** **City of San Diego SDRP, Community Plan and Land Development Code Amendments Process**  
*Prepare Community Plan and Land Development Code Amendments  
Refine SDRP Master Plan integrating Community Comments*
- 2009** **City of San Diego SDRP, Community Plan and Land Development Code Amendments Process**  
*Presentations of the Master Plan and Amendments to the Community*
- 2011** **Preparation and Processing of the Program Environmental Impact Report**
- 2012** **Adoption of the City San Diego River Park Master Plan and Amendments and Certification of the Program EIR**  
*Community and Park Advisory Bodies  
Park and Recreation Board*
- 2013** **Adoption of the City San Diego River Park Master Plan and Amendments and Certification of the Program EIR**  
*Planning Commission  
San Diego City Council*



**Lorie Zapf** expressed her desire to have the benefit of a more detailed presentation, and a chance to further review the final draft.

**Robin Shifflet** stated the City's had only intended to provide a brief presentation with highlights. She added that it was unfortunate that technological difficulties prevented the City's presentation.

**Lorie Zapf** said he was also sorry, because she had been expecting a comprehensive presentation today recognizing the Draft Plan's significance to the SDRC Governing Board. She inquired about the type of presentation that would be made to the City's Land Use and Housing Committee.

**Robin Shifflet** responded that the presentation would be between 20-30 minutes, though she hadn't planned to do a page by page review of the documents. She added that the San Diego River Park Master Plan Draft 2012 could be found on the City's website at [www.sandiego.gov/planning/programs/parkplanning/sdriverplan.shtml](http://www.sandiego.gov/planning/programs/parkplanning/sdriverplan.shtml).

**Ruth Hayward** asked what community groups reviewed the plan and what their final disposition was.

**Robin Shifflet** answered that the San Diego Park Foundation voted to adopt the plan, asking for one addition; the Navajo Planning Group listened to the presentation and adopted the plan; the Mission Trails Regional Park Citizens Advisory Group after discussion voted to adopt the plan; the Wetlands Advisory Board approved the Draft Plan, but asked for research on 4 or 5 items. She said their questions addressed climate change, the quality of life report, and a funding mechanism for the Draft Plan. She said while the City is able to address some of their requests, but advised that the Draft Plan is a policy document and as such cannot put a funding mechanism into it. The Tierrasanta Planning Group recommended approval. She reported that the Mission Valley Planning Group raised several issues that she would be reviewing with them next week. She commented that all recommendations would be included in a staff report to the Park and Recreation Board, the Planning Commission, Land Use & Housing Committee, and City Council.

**Dianne Jacob** said she believes this is an excellent report; but felt it was premature to take action without seeing the presentation and conducting a final review of the document.

**Michael Nelson** said he would make the entire Plan and the Power Point available to the SDRC Board Members, so they could make an informed decision.

**Ann Miller Haddad** asked if the timing would work if the Board Members could review the plan and take action SDRC March 7<sup>th</sup> meeting.

**Robin Shifflet** said that she is tentatively set to go to the Planning commission on March 21 and because the staff report was due before the March 7 meeting.

**Lee Burdick** said that she was new to the Board and had not had an opportunity to review the plan in any detail. She asked whether the Programmatic EIR is being circulated for public comment.

**Robin Shifflet** responded that the EIR was circulated on November 7, 2012 and closed on January 7, 2013.

**Lee Burdick** asked if there were any controversies raised or significant comments lodged.

**Robin Shifflet** said about 30 letters from agencies and the public were received and staff is currently reviewing responses to comments. She added that she was confident that they could make language changes to the Draft Plan that would not compromise the intent of the Draft Plan.

**Gary Strawn** reminded the Board that the San Diego River Coalition's endorsement was significant, because its membership included 70 organizations ranging from the Sierra Club to the Audubon Society.

**Rob Hutsel**, Chair of the San Diego River Coalition confirmed its unanimous approval and emphasized that it reflected the disposition of a wide array of organizations and constituencies. He said their only comment was a suggestion that the City of San Diego where possible widen and expand the corridor to increase habitat and improve water quality.

He provided history and context by relating the San Diego Park Foundation completed the San Diego River Park Conceptual Plan in 2002, which was the subject of dozens of community meetings by the City of San Diego, Santee, and the County of San Diego. He observed that these communities asked that all government agencies accept its recommendations and enforce the spirit of the Conceptual Plan. He said Mayor Murphy, consequently, initiated the development of the San Diego River Park Master Plan for City of San Diego. He concluded his remarks by reminding the Board that the Conceptual Plan, upon which the City's Plan is based, was also one of guiding documents of the Conservancy's formation.

**Michael Nelson** reiterated that he would provide each member with a copy of the Draft Plan, the Power Point and a summary of its contents.

**Ben Clay** asked if the Draft Plan would endorse ongoing and active projects of SDRC, particularly, as it relates to SDRC's partnership with SANDAG to design and fund critical gaps along San Diego River Trail.

**Michael Nelson** said that the SDRC projects were consistent with Draft Plan's recommendations, and, in fact, placed emphasis on the importance of completing the San Diego River Trail.

**Robin Shifflet** added that the City of San Diego has been working with SANDAG throughout the process and SANDAG had endorsed the document and sent the City a letter of support.

**Ruth Hayward** asked whether the Governing Board would be asked to vote on an endorsement of the Draft Plan at the March 7 meeting.

**Ben Clay** responded that the Board would be asked to vote on the document March 7, 2013.

**Robin Shifflet** said she is scheduled to be before the Planning Commission on March 21 and would appreciate having the SDRC recommendation before that date.

**Ben Clay** asked Board Members when reviewing the document to provide comments to staff as soon as possible, if there are problems.

## **8. Executive Officer Recruitment and Selection (*INFORMATIONAL / ACTION*)**

Executive Officer and the Chairman will review the status of recruitment efforts and interviews.

### **Presentation and Report:**

**Michael Nelson, Executive Officer**

**Ben Clay, Chair**

**Ben Clay** said he would like the Executive Officer to review and summarize the recruitment and selection process, as well as, the actions of the Recruitment and Selection Committee, so the Board has a thorough understanding of its methodology.

**Michael Nelson** testified that at the November Meeting he had announced his intention to resign and relocate to Santa Barbara; and, as a consequence the Board authorized the establishment of a Recruitment and Selection Committee to seek a new Executive Officer. He recalled their appointment of Ben Clay and Ruth Hayward as a two member committee that would develop a brochure and a position announcement, which would be used to advertise the vacancy. He reported that the Committee accomplished those tasks and successfully recruited 72 applications; moreover, SDRC staff reviewed each application and established an initial candidate pool of 20 of the most promising candidates. The Recruitment and Selection Committee met and reviewed their qualifications and discussed the strengths and weaknesses of each candidate then scheduled interviews with six during two days in January 2013. The Committee made a decision to recommend two finalists to the Governing Board for interviews during closed session at today's meeting.

He concluded that the recruitment process was similar to that which was followed to hire him in 2006. He said he had also consulted with the Rivers and Mountains Conservancy and their recruitment consultant as Bryan Cash had suggested.

**Ben Clay** announced that he had received a speaker slip for this agenda item for Mr. Van Collinsworth.

**Van Collinsworth**, Executive Director of Preserve Wild Santee, said the organization was a founding member of the San Diego River Coalition, which had been promoting the restoration of the San Diego River for a long time, as well as, advocating for the establishment of San Diego River Conservancy.

He announced that he was speaking today on behalf of Robin Rierdan, Executive Director of Lakeside's River Park Conservancy (LRPC), a founding member of Preserve Wild Santee, who he has worked with closely for many years. He said that Robin was an incredible volunteer and community organizer, who is a multi-talented, multi-skilled, and multi-tasker, who represent the ideal candidate for the Executive Officer's position.

## 9. Executive Officer's Report (*INFORMATIONAL / ACTION*)

The following topics may be included in the Executive Officer's Report. The Board may take action regarding any of them:

**Helix Water District: Potential Settlement and Sale: 500+/- riparian acres**  
*El Capitan Golf Club, LLC v. Helix Water District*

**Michael Nelson** noted that he had spoken with Carlos Lugos, General Manager of the Helix Water District, who had informed him that settlement discussions were discontinued and a court date had been set.

**Department of Transportation: Auction / Former Old Town Office**

**Michael Nelson** said that though he and the Board had been advised by the Natural Resources Agency (NRA) in Sacramento and the Governor's Office that no sale would occur without consultation with the San Diego River Conservancy, he had heard rumors that Caltrans was continuing to market the site for a possible sale. He asked whether Clay Phillips from State Parks could provide any more current information on the Caltrans Complex in Old Town.

**Clay Phillips** responded that he was unaware of any new developments, but said the Natural Resources Agency and the Governor's Office were the parties that were directly involved in the transaction.

**Michael Nelson** mentioned that Deanna Spehn, formerly Senator Kehoe's Policy Director, was now performing the same function for the California Assembly Majority Leader Toni Atkins, was present, and asked her if she was following this proposed sale.

**Deanna Spehn** acknowledged that discussions on the proposed sale were ongoing and Caltrans continues to intent on moving forward with the disposal the property.

**Ben Clay** asked if there was anything SDRC should be doing at this time.

**Deanna Spehn** answered that SDRC should attempt to identify funding for the acquisition in anticipation of a sale.

**Ben Clay** announced that the San Diego River Conservancy Governing Board would adjourn and reconvene in Closed Session to interview finalists for the Executive Officer's position. He asked the public to leave the room. He stated that he was impressed with the pool of very qualified candidates and considered the recruitment and selection process a success.

## 10. CLOSED SESSION

The Board will convene in closed session to discuss appointment of Executive Officer. The session will be closed to the public pursuant to Government Code section 11126(a) (1).

Pursuant to Government Code section 11126(a)(1), a state body may hold a closed session during a regular or special meeting to consider the appointment, employment, evaluation of performance, or dismissal of a public employee.

*(The Board following interviews with two finalists, decided in closed session to offer the Executive Officer position Kevin McKernan.)*

### Accessibility

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State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **3**

SUBJECT: **PUBLIC COMMENT**

PURPOSE: Any person may address the Governing Board at this time regarding any matter within the Board's authority. Presentations will be limited to three minutes for individuals and five minutes for representatives of organizations. Submission of information in writing is encouraged. The Board is prohibited by law from taking any action on matters that are discussed that are not on the agenda; no adverse conclusions should be drawn by the Board's not responding to such matters or public comments.

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **4**

SUBJECT: **CHAIRPERSON'S AND GOVERNING BOARD  
MEMBERS' REPORTS (*INFORMATIONAL*)**

PURPOSE: These items are for Board discussion only and the Board  
will take no formal action.

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **5**

SUBJECT: **DEPUTY ATTORNEY'S GENERAL REPORT  
(INFORMATIONAL)**

Form 700 - Fair Political Practices Commission  
(Filing Deadline- April 1, 2013)  
Hayley Petersen, Deputy Attorney General

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **6**

SUBJECT: **INTRODUCTION OF KEVIN MCKERNAN AS  
EXECUTIVE OFFICER (*INFORMATIONAL*)**

The Chair will introduce the San Diego River Conservancy's New Executive Officer.

**Presentation and Report:**

Ben Clay, Chair

Kevin McKernan, Executive Officer



State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **7**

SUBJECT: **CITY OF SAN DIEGO: DRAFT SAN DIEGO RIVER  
PARK MASTER PLAN (ACTION)**

Representatives of the City of San Diego will present the final draft master plan

Status Report and Presentation:  
Robin Shifflet, Park Designer, City of San Diego

Recommendation: Adopt Resolution 13-01

ATTACHMENTS:

Memorandum to SDRC Board Members summarizing the draft San Diego River Park Master Plan (including CD-ROM of master plan)

City of San Diego – San Diego River Park Master Plan (Jan. 24, 2013) power point presentation (28 pages)

Attachment 1 – Executive Summary, San Diego River Park Master Plan – draft March 2013 (6 pages)

Attachment 3 – Executive Summary, ERA/AECOM (2 pages)

Attachment 5 – Community Planning Groups and Park Advisory Bodies Comments, Request for Revisions and Responses (7 pages)

Attachment 6 – San Diego River Park Master Plan Revisions Errata Sheet 2-12-13 (15 pages)

The City of San Diego's Report to the Park and Recreation Board, Report No. 101, February 12, 2013 (11 pages)

SDRC Resolution 13-01 (1 page)



**DATE:** 2.8.13  
**TO:** Governing Board Members  
**FROM:** Mike Nelson   
**SUBJECT:** City of San Diego: Draft San Diego River Park Master Plan

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**Background:** At the January Board meeting there were technical difficulties that prevented a PowerPoint Presentation by Robin Shifflet, Park Designer for the City of San Diego and Todd Mead of Civitas Inc. As a consequence, the Board was uncomfortable endorsing the Plan and asked that I prepare a memorandum that provided an outline that summarized the Plan's content and a copy of the City's presentation. You will find attached to this memorandum a copy of the presentation, as well as, a CD of the most recent Draft of their Plan.

You may recall that the Board expressed concern about the City's progress completing this Plan at its November 2012 Meeting and asked that City Council Members Gloria and Zapf encourage completion and adoption by the Council. Since the City's Draft San Diego River Park Master Plan is consistent with the San Diego River Park Conceptual Plan that was referenced in the San Diego River Conservancy Act and incorporated in SDRC's Strategic Plan, I am hopeful that the Governing will endorse the Draft Plan at its March 7, 2013 meeting. If, after reading this memorandum and reviewing the attachments you have comments or questions, I will be glad to schedule a meeting with Robin to discuss them before I leave.

**Draft San Diego River Park Master Plan Outline:** The plan which has been prepared over the last decade and has been discussed and revised as a result of numerous workshops conducted by City staff with Community/Park Planning Groups. The Plan is divided in to six sections, but the Design Guidelines for the **River Corridor Area** and the **River Influence Area** will give you a better understanding the architecture of the City's proposed River Park. The City's PowerPoint Presentation includes graphics for these areas that I found to be very informative.

## OUTLINE

### Six Major Sections

- Introduction
- Vision and Principles
- Recommendations
- Design Guidelines
- Implementation

## **Principles**

- Principle 1: Restore and maintain a healthy river system
- Principle 2: Unify fragmented lands and habitats
- Principle 3: Create a connected continuum, with a sequence of unique places and experiences
- Principle 4: Reveal the river valley history
- Principle 5: Reorient development toward the river to create value

## **Recommendations**

General Recommendations based on the Five Principles  
Specific Recommendations based on the Six Reaches of the River: Estuary, Plateau, Gorge, Upper Valley, Confluence, and Lower Valley.

## **Definitions:**

The **River Corridor Area** is defined as the existing 100-year Floodway as currently mapped by FEMA plus 35 feet on each side of the Floodway for a Path Corridor.

The **River Influence Area** is defined as the area that extends 200' from the River Corridor on each side of the river.

Mission Bay Park and approved Specific Plan Areas.

## **River Corridor Design Guidelines**

### **Permitted Uses**

- Passive recreation (i.e. hiking and bicycle paths)
- Picnic areas, seating areas, overlooks and fitness stations
- Educational exhibit areas

### **Design Guidelines**

- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement

## **River Influence Design Guidelines**

### **Permitted Uses**

- Uses per the underlying land use and zoning designations.

### **Design Guidelines**

- Site Planning includes building envelope standards (i.e., lot coverage, setbacks, height, etc), building transparency, massing, reflectivity, views, and access
- Exterior guidelines include off-street parking, fences, lighting, signs, outdoor storage, parking structures and access to the River Corridor Area
- Landscape guidelines include types of plant materials and views

## **Implementation**

Framework: Describes how the five principles would be implemented and where future improvements are needed.

Tools: Identifies Funding Sources, Development Tools, and Government Approvals to create visible change within the river corridor.

Maintenance, Management and Security: Describes Tools and Programs.

Public Outreach and Education: Identifies potential programs that would generate support of the park improvements and maintenance

## **Regulatory Framework**

### **Applicable Citywide Planning Policy Documents**

General Plan

Community Plans

Park Master Plans

Multiple Species Conservation Program Subarea Plan

San Diego River Watershed Urban Runoff Management Plan

Bicycle Master Plan

San Diego Pedestrian Master Plan

### **Applicable Agency Jurisdiction and Permits:**

US Army Corps of Engineers

US Fish and Wildlife Service

California Coastal Commission

State Fish and Game

Regional Water Quality Control Board

Surface Mining and Reclamation Act

City's Land Development Code



# San Diego River Park Master Plan

San Diego River Conservancy – January 24, 2013

The City of San Diego

**CIVITAS**

**ICF Jones & Stokes**  
an ICF International Company



**SDRP**

**2001**

**San Diego River Park Conceptual Plan**

*California State Polytechnic at Pomona  
San Diego River Park Foundation*

**2003**

**City of San Diego SDRP Draft Master Plan**

*City of San Diego  
12 Public Workshops*

**2005**

*Draft Presentation to Planning Commission  
Draft Presentation to City Council*

**2007**

**City of San Diego SDRP, Community Plan and Land Development Code Amendments Process**

*City of San Diego*

**2008**

*Public Workshops with Community/Park Planning Groups on Amendments*

**2009**

*Prepare Community Plan and Land Development Code Amendments  
Refine SDRP Master Plan integrating Community Comments  
Presentations of the Master Plan and Amendments to the Community*

**2011**

**Preparation and Processing of the Program Environmental Impact Report**

**2012**

**Adoption of the City San Diego River Park Master Plan and Amendments and Certification of the Program EIR**

*Community and Park Advisory Bodies  
Park and Recreation Board  
Planning Commission  
San Diego City Council*

**2013**

# ACKNOWLEDGEMENTS

- San Diego River Coalition
- San Diego River Park Foundation
- San Diego River State Conservancy
- Wetland Advisory Board
  
- Mission Valley CPG
- Navajo CPG
- Tierrasanta CPG
  
- Mission Trails Regional Park CAC
- Mission Trails Regional Park Task Force
  
- Park and Recreation Board
- Planning Commission



**SDRP**

# WHAT WE HEARD

Reclaim the valley as a common, a synergy of water, wildlife and people.

*Remember the big picture, to create a connected continuum, by coordinating implementation throughout ...*

*Attend to biological feasibility upon implementation...*

*Diversity of river characteristics and habitats...*

*Coordinate throughout the corridor...*

*Balance nature and redevelopment...*

**SDRP**



# BENEFITS

## ENVIRONMENTAL

*Healthy River system  
Reduce litter and solid waste  
Expand groundwater recharge  
Remove invasive species  
Reconnect existing habitats*

## SOCIAL AND CULTURAL

*Connect neighborhoods  
River Pathway access to parks  
Recreation, health and fitness  
Bicycle transportation corridor  
A new way to explore your city*

## ECONOMIC

*Increased property value  
Property marketability  
Access to retail and recreation  
Tourism and sales tax revenues  
Allows city and non-profit access to grants to implement the Master Plan*

## EDUCATION

*Cultural/natural history of the River  
River ecology  
Native wildlife and habitats  
Outdoor classrooms  
Ranger lead trail hikes*

# SDRP



# MASTER PLAN VISION and PRINCIPLES

**Reclaim the valley as a common, a synergy of water, wildlife and people.**

Restore & maintain a healthy river system.

Unify fragmented lands and habitats.

Create a connected continuum, with a sequence of unique places & experiences.

Reveal the river valley history.

Reorient development toward the River to create value and opportunities for people to embrace the River.



# SDRP

# MASTER PLAN COMPONENTS

## ECOSTRUCTURE



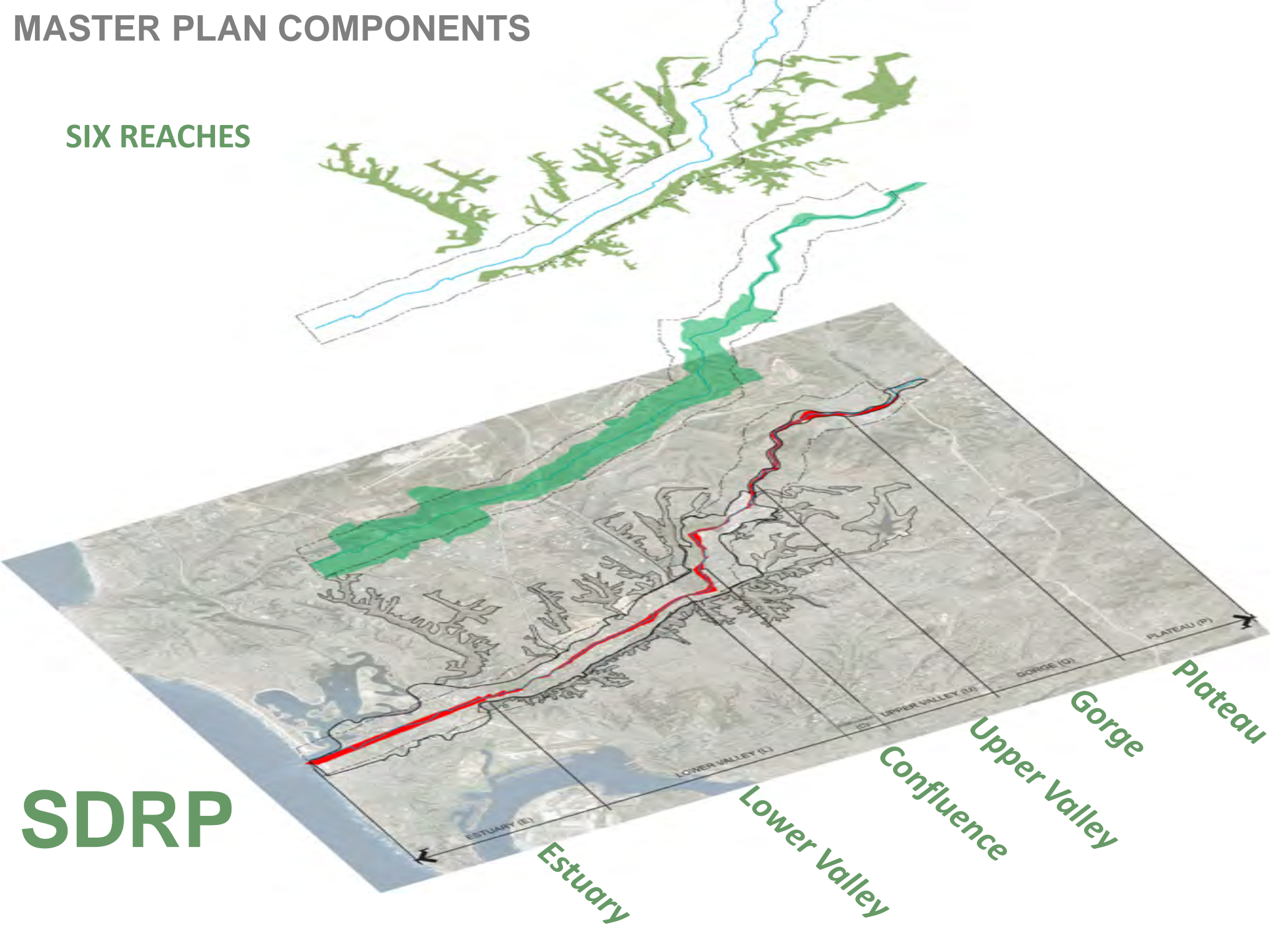
Structure of the San Diego River Park

San Diego River Park Master Plan - Draft September 2010

# SDRP

# MASTER PLAN COMPONENTS

SIX REACHES



SDRP

# MASTER PLAN COMPONENTS

## SIX REACHES



# MASTER PLAN COMPONENTS

**Vision and Principles**

**General Recommendations**

**Specific Reach Recommendations**

**Design Guidelines**

*River Corridor Area*

*River Influence Area*

**Implementation**

**Regulatory Framework**



# SDRP

# MASTER PLAN COMPONENTS

Vision and Principles

General Recommendations

Specific Reach Recommendations

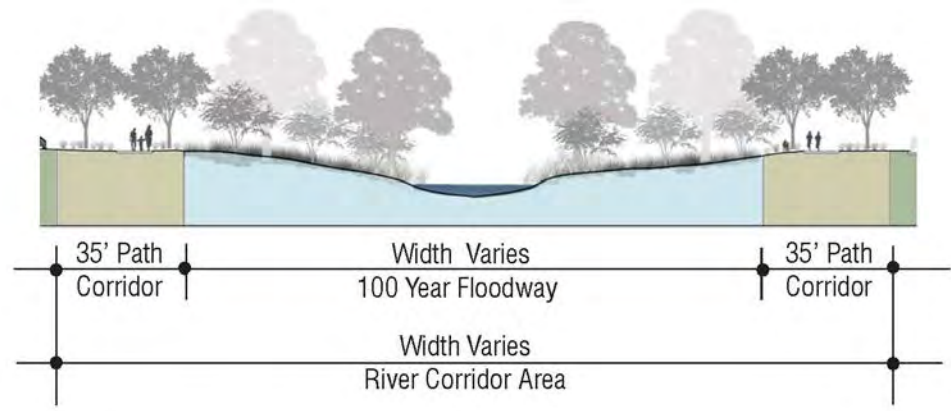
Design Guidelines

*River Corridor Area*  
*River Influence Area*

Implementation

Regulatory Framework

# SDRP



# MASTER PLAN COMPONENTS

Vision and Principles

General Recommendations

Specific Reach Recommendations

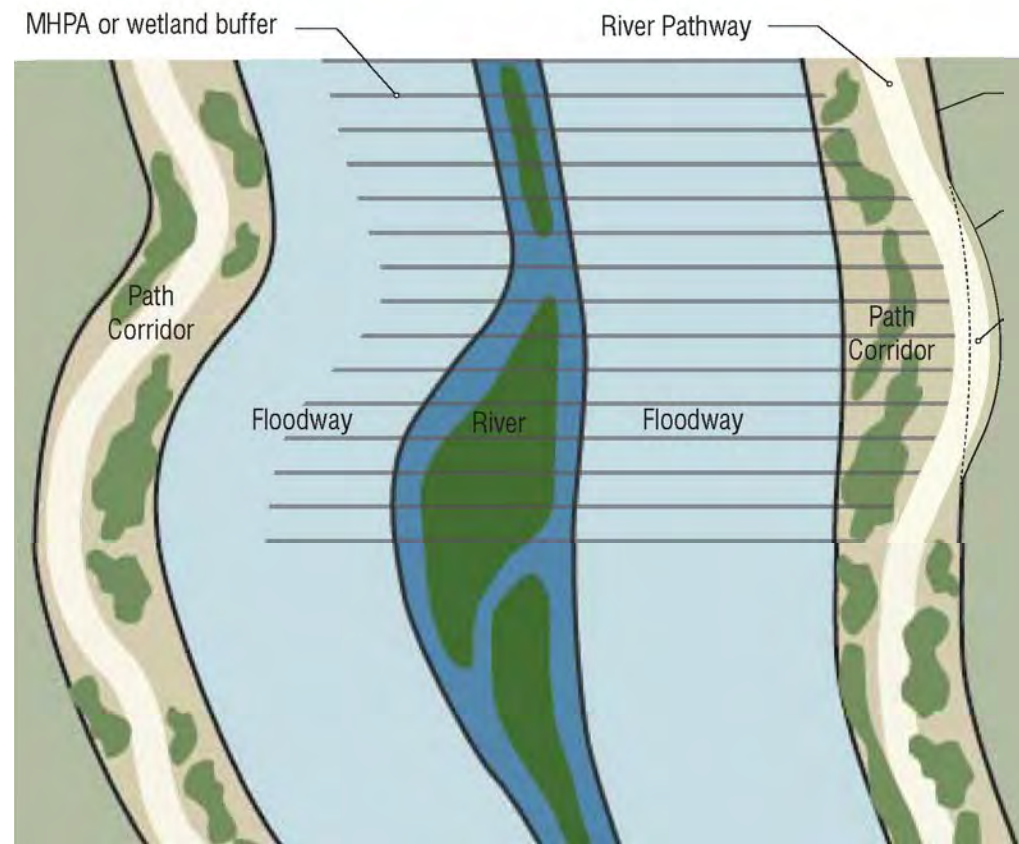
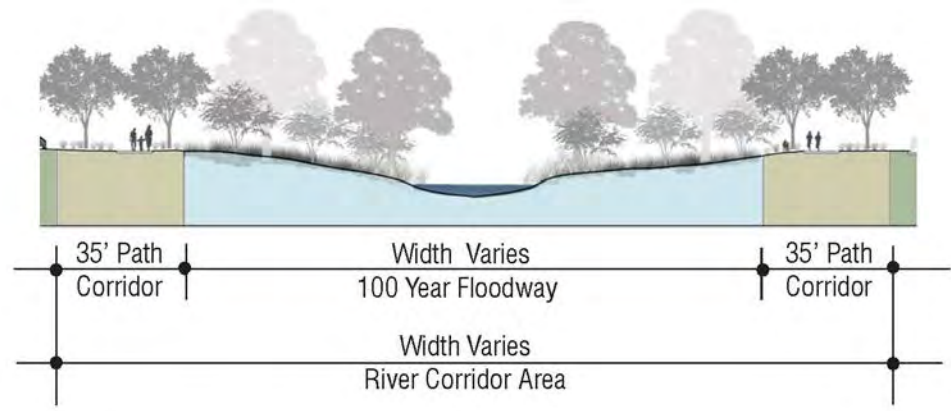
Design Guidelines

*River Corridor Area – MHPA  
and the Wetland Buffer  
River Influence Area*

Implementation

Regulatory Framework

# SDRP





# MASTER PLAN COMPONENTS

Vision and Principles

Over-Arching Recommendations

Specific Reach Recommendations

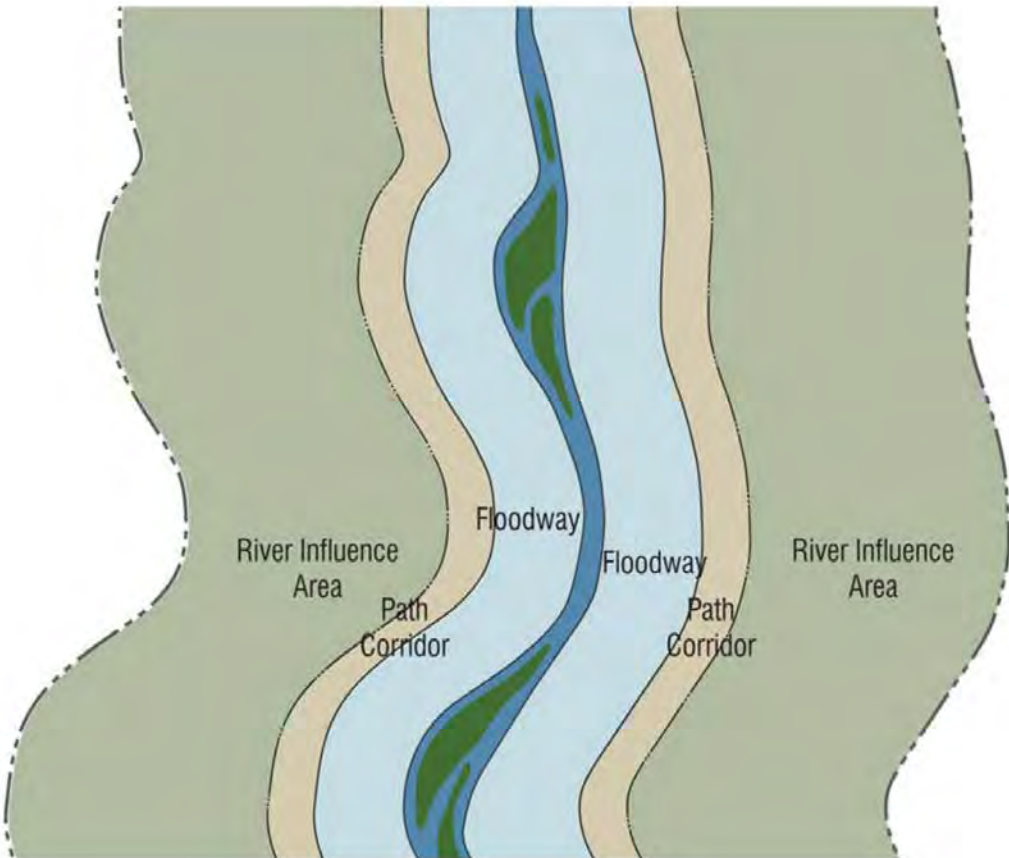
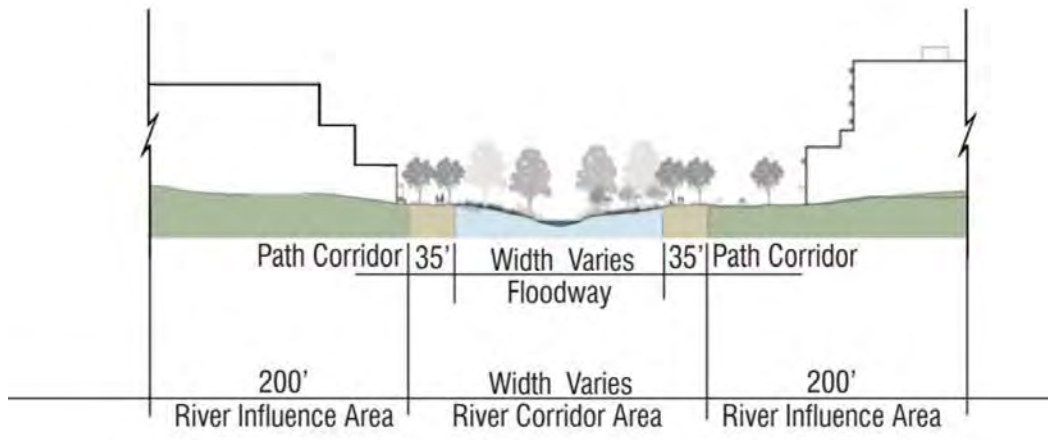
Design Guidelines

*River Corridor Area*  
*River Influence Area*

Implementation

Regulatory Framework

# SDRP



# BENEFITS to ADOPTION

Reclaim the valley as a common, a synergy of water, wildlife and people.

*A big step forward for the river vision -*

*Enhance consideration of the river as a system*

*Connected habitat and trails -*

*Clarity and guidance to development along the river -*

*Consistent application of design guidelines along the river*

*A start toward maintenance, management and security improvements -*

*City access to local state and federal funds for habitat enhancement -*

*City access to transportation and historic grants –*

*A linked system of natural and urban places -*

**SDRP**

# SAN DIEGO RIVER PARK PROJECTS

## First San Diego River Improvement Project

- *Prepared in 1986, new approach to addressing river wetlands and development.*
- *First permanent greenbelt in Mission Valley.*
- *First pedestrian/bicycle path, picnic areas, benches and viewing area built for public recreation.*
- *Private project recreational and urban plaza areas were built to link visually and physically to the river pathway.*
- *Laid the groundwork for the future San Diego River Park Master Plan*



# SAN DIEGO RIVER PARK PROJECTS

## Ocean Beach/SD River Park Pathway

- *Pedestrian and bike path along SD River linking Ocean Beach, Old Town and Mission Valley.*
- *Class I bike path, with a 10 foot wide permanent porous concrete path with an additional 2-foot wide shoulder.*
- *Overlooks in areas to view unique aspects of the river.*
- *Interpretive signs to teach and guide.*



# SAN DIEGO RIVER PARK PROJECTS

## Quarry Falls

- *Mining site owned by the Grant Family for over 70 years.*
- *A planned development of 225 acres linking the SD River valley to the mesa tops.*
- *Central core is a public park that provides trails and water elements that tie into the SD river character.*
- *A trail system and bridge will provide pedestrians and bicyclist access to the San Diego River Pathway.*



# SAN DIEGO RIVER PARK PROJECTS

## Shawnee/Navajo

- *23 acre development of commercial and residential uses adjacent to the San Diego River within the Grantville area of Navajo.*
- *Development faces the river and provides pedestrian/bicycle access to the river park.*
- *A 5.5 acre public park is located adjacent to the river and is the primary amenity for the residents.*
- *Park to include the San Diego River Pathway, walking trails, passive recreation and river views.*



# SAN DIEGO RIVER PARK PROJECTS

## River Discovery Center

- *Future site for the San Diego River Coalition Center.*
- *Site plan shows continuation of the San Diego River Pathway on the south side of the river.*
- *Building access to the river corridor is provided along with public access from the public street to the river corridor.*
- *Parking and equipment enclosures are located away from the river.*
- *Outdoor plazas face the river.*
- *Native plants are featured throughout.*



# SAN DIEGO RIVER PARK PROJECTS

## Carlton Oaks Golf Course/SD River Park Pathway

- *Future San Diego River Pathway to be located in the river valley.*
- *Pathway to connect to the existing City of Santee river pathway and link to Mission Trails Regional Park.*
- *Passive recreation to be provided along the river pathway avoiding sensitive resources.*
- *Trail Kiosk to trail maps and river activities.*
- *Removal of invasive plant species and replaced with native riparian plants.*







MILWAUKEE RIVER



BOW RIVER, CALGARY



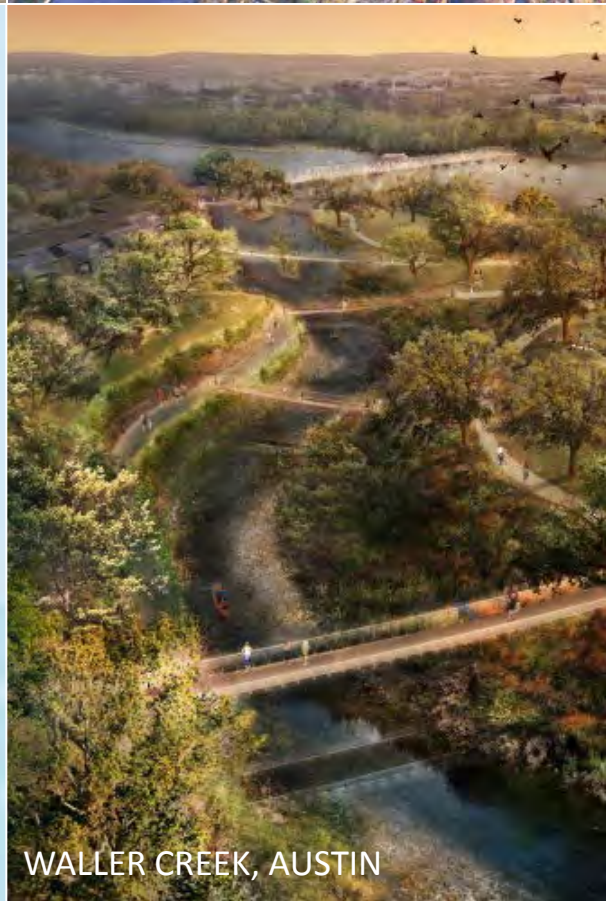
MISSISSIPPI RIVER, ST. PAUL



CHOLLAS CREEK, SAN DIEGO



POTOMAC, ALEXANDRIA



WALLER CREEK, AUSTIN



## NEXT STEPS

Navajo CPG

San Diego River Park Coalition

Mission Trails CAC

Mission Valley CPG

Wetland Advisory Board

Tierrasanta CPG

Mission Trails Regional Park Task Force

San Diego River State Conservancy

Park and Recreation Board

Planning Commission

Land Use & Housing Council Committee

City Council

# San Diego River Park Master Plan





MILWAUKEE RIVER



BOW RIVER, CALGARY



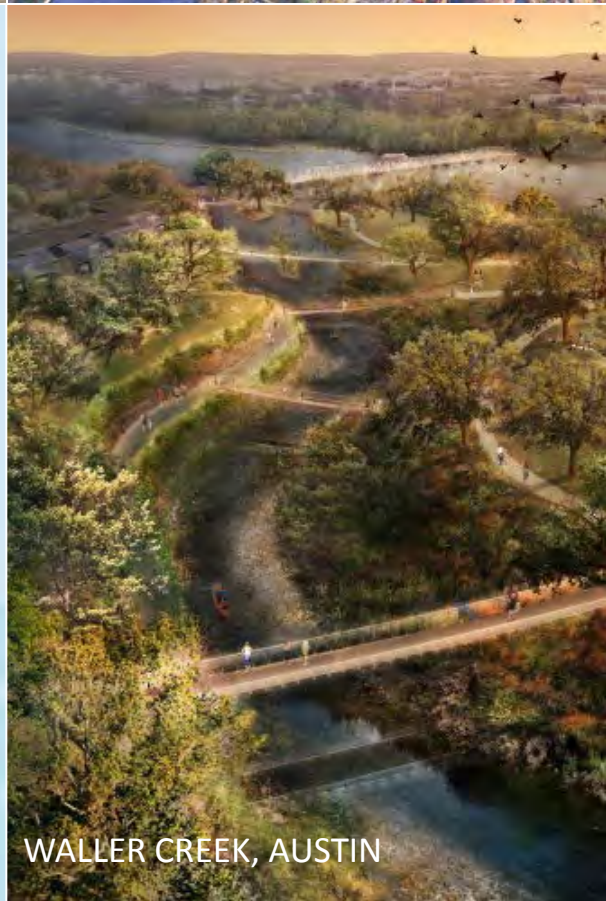
MISSISSIPPI RIVER, ST. PAUL



Chollas Creek, San Diego



POTOMAC, ALEXANDRIA



WALLER CREEK, AUSTIN







CENTRAL PLATTE RIVER VALLEY DENVER



CENTRAL PLATTE RIVER VALLEY DENVER



## EXECUTIVE SUMMARY

The San Diego River has long been a source of life and vitality in the San Diego region. The water and the rich alluvial floodplain have drawn humans to the valley for thousands of years. As recently as the 1950's, the San Diego River Valley provided green relief from the surrounding urban environment as a rich agricultural plain.

Since then, the river has suffered under the region's increasing development pressure. Commercial, residential and industrial uses have expanded into the valley, pushing ever closer to the water's edge. Extensive mining operations have excavated the river bed for sand and gravel. The proximity of current development threatens the integrity of both the river and the wildlife habitat it supports. Yet, despite the proximity, the river and the land uses adjacent to it are disconnected; the river is no longer the focus of the communities through which it flows.

The San Diego River Park Master Plan (Master Plan) provides the vision and guidance to reverse this condition, to restore a symbiotic relationship between the river and surrounding communities by creating a river-long park, stretching from the San Diego River headwaters near Julian, to the Pacific Ocean at Ocean Beach. This plan is the result of the grass roots community efforts led by the San Diego River Park Alliance and the San Diego River Park Foundation working in partnership with the City of San Diego.

This Master Plan is closely aligned with the City's General Plan goals for land use, mobility, urban design, economic prosperity, public facilities, recreation, conservation and historic preservation. The San Diego River Park vision, principles, recommendations and implementation strategy included in this Master Plan provides the City with a strong policy document for the future development along the river. The major components of the Master Plan are described on the following pages.

## VISION AND PRINCIPLES

Creating the San Diego River Park requires a new and innovative vision. This vision must form a comprehensive and integrated approach to addressing physical needs, such as improving water quality and river health, expanding wildlife habitat, as well as harder-to-quantify social and cultural opportunities, such as revealing the river's rich history and bringing people to the river. The vision for the river park is:

***Reclaim the valley as a common, a synergy of water, wildlife and people.***

This vision is supported by five principles that are the guiding ideas against which future design and implementation decisions will be measured. The five principles are:

- Restore and maintain a healthy river system
- Unify fragmented lands and habitats
- Create a connected continuum, with a sequence of unique places and experiences
- Reveal the river valley history
- Reorient development toward the river to create value and opportunities for people to embrace the river.



Unique places create opportunities to engage with the river



Mission Trails Regional Park offers opportunities to explore both nature and the history of the region

## RECOMMENDATIONS

The Master Plan’s recommendations are divided into general recommendations for the entire river park area and specific reach recommendations for the six distinct geographic areas of the river (Estuary, Lower Valley, Confluence, Upper Valley, Gorge and Plateau). General recommendations for the entire river park are organized as they relate to each of the five principles. The specific reach recommendations provide an overview of the area and recommendations on how to achieve the principles. Within some reaches, key sites are identified where special opportunities exist, or where conditions define the site as a critical component to the implementation of the Master Plan.

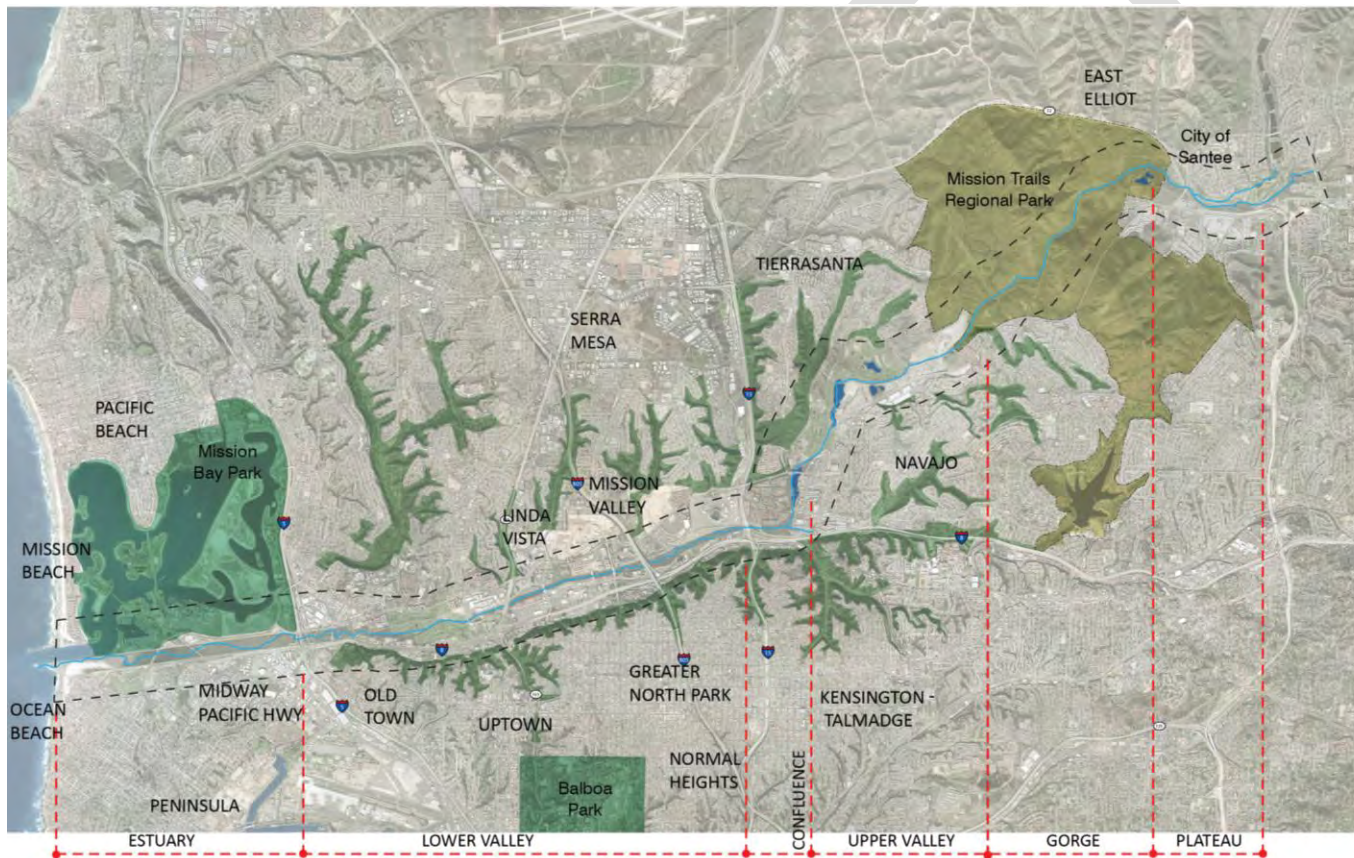


Figure 1. Six Distinct Reaches

## DESIGN GUIDELINES

The purpose of the design guidelines is to provide written and graphic information to support the Master Plan's vision, principles, and recommendations, the goals of the Community Plans for Mission Valley, Navajo, Tierrasanta and East Elliot and to support the development regulations of the City's Land Development Code and the community-specific regulations: the Mission Valley Planned District Ordinance, the Community Plan Implementation Overlay Zone for the Navajo Community, and the Mission Trails Design District Ordinance. The design guidelines apply to the River Corridor Area and the River Influence Area only. The River Corridor Area is the 100-year Floodway (as mapped by the Federal Emergency Management Agency, FEMA), plus 35 feet on both sides of the floodway to accommodate a pathway corridor, see Figure 5. The River Influence Area extends 200 feet beyond the River Corridor Area on both sides of the river. The design guidelines for the River Corridor Area focus on the site planning of the floodway and the 35-foot wide pathway corridor, the design and materials for trails and the river pathway, recreational amenities within the pathway corridor and appropriate plant materials. Within this section of the guidelines is a discussion on how the River Corridor Area interfaces with the City's Multi-Habitat Planning Area (MHPA), Wetland Buffer overlay and what takes precedence. Expansion of the river habitat area is encouraged where possible. The River Corridor area must also comply with the Land Development Code for Storm Water Runoff and Drainage Regulations. For the River Influence Area, the guidelines provide information on building requirements such as building setbacks, building orientation, and type of access to the river park from adjacent development, building transparency and reflectivity, location for off-street parking, equipment and storage areas, and appropriate plant materials.



A continuous pathway will link from the Pacific Ocean to the City of Santee



A pathway corridor will be established adjacent to the 100 year floodway

## IMPLEMENTATION

Along the 17.5 miles of the San Diego River within the City of San Diego are private and public land owners. Implementation of the Master Plan will rely on both private and public investment in the river valley. The implementation strategy includes an implementing framework, implementation tools, maintenance, management and security strategies, and public outreach/education methods to make the river park a success. The implementation framework looks at how the five principles have been implemented in the six reaches of the river and identifies areas where improvements are still needed. Federal, state and local funding sources, development tools and the required government approvals are discussed within the implementation tools. The maintenance, management and security section provides strategies for the future that could include a special maintenance district, a ranger program, an 'Adopt the River' program and the creation of a conservation corps or neighborhood youth corps program. In addition, public outreach and education that will foster stewardship of the river valley is also discussed as a means to implement the river park.

## REGULATORY FRAMEWORK

The San Diego River Park Master plan is a policy document and provides recommendations and guidelines to be considered in concert with land use decisions within the River Corridor and River Influence Areas along the San Diego River. In addition, the river area is also governed by the policies and permits of the Federal, State and Local agencies. The regulatory framework section of the Master Plan provides details on the applicable citywide planning policy documents and applicable agency jurisdiction and permits for the San Diego River area.

### **Applicable Citywide Planning Policy Documents include:**

- General Plan
- Community Plans and Specific Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- Pedestrian Master Plan

## ATTACHMENT 1

Local, state and federal agencies also have direct or indirect involvement with the land planning, resource protection and permit approvals for the San Diego river area. Depending on the type of project proposed within the river valley, these agencies may need to be consulted and in some cases permits may be required.

### **Applicable Agency Jurisdiction and Permits:**

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Coastal Commission
- California Department of Fish and Game
- Regional Water Quality Control Board
- Surface Mining and Reclamation Act of 1975
- City of San Diego Municipal Code and Land Development Code

DRAFT

## I. Executive Summary

### Project Overview

The San Diego River Park Master Plan (Master Plan) focuses on the San Diego River (River) within the boundaries of the City of San Diego (City) extending from the Pacific Ocean to the City of Santee. In order to successfully implement the Master Plan, the City is currently amending the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans (collected defined as the Community Plan Areas). Economics Research Associates (ERA), an AECOM Company, was retained as a sub-consultant by ICF Jones and Stokes to assist the City in estimating the potential development value impacts for the Master Plan. In order to determine the feasibility of any "value driven" financing mechanism to fund the proposed Master Plan improvements we evaluated local market demand, potential value premiums, and existing funding techniques.

### Market Demand

The anticipated greatest demand pressure for future real estate development within the Community Plan Areas is from housing. Future housing potentials will be largely successful based on the quality of residential development, better connectivity to the existing Trolley station, and improvements to the River. Buyers and renters will be attracted to the Community Plan Areas as a living alternative<sup>1</sup> to downtown due to access to transit, a central location, close proximity to the Mission Valley activity cluster (retail and entertainment), and passive and active open space (i.e. San Diego River, Golf Course, and hillside views). Similarly, office market locations in close proximity to downtown with access to transit, along with the existing employment center in Mission Valley, will be increasingly important in the future. All demand estimates were utilized to estimate absorption of new residential and commercial (office space and for-rent residential units) land, which was then used to evaluate the range of value premiums attributable to River improvements.

### Value Premiums

Based on our analysis of academic research and local real estate agent interviews, the assumed incremental residential value appreciation is estimated to be between 5 and 15 percent, with the mid estimate (10 percent) used to evaluate potential value creation associated with River improvements. There appears to be a slight premium placed on both office and for-rent residential properties with adjacency to open space. However, while not significant in relation to rent premiums, there is abundant evidence that such adjacency helps attract tenants and thus speeds absorption. As such, we have placed a minimal premium on commercial office and for-rent properties (one percent) within a quarter-mile of the River.

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<sup>1</sup> General preference of multi-family housings in an area with mixes of land use, not in terms of density, scale, etc.

The total cumulative value creation amounts to approximately \$1.6 billion over a 20 year period. In net present value terms, this total value amounts to \$919 million, \$803 million, and \$704 million applying discount rates of 4 percent, 5 percent, and 6 percent respectively. If the City captures 20 percent (our low estimate) of the value created from River improvements, then revenues would total \$183.8 million, 160.6 million, and \$140.8 million using the aforementioned discount rates over a twenty year period.

This analysis does not include existing properties that are currently within proximity to the River. The average assessed value for commercial and residential land for crossing a 200 foot threshold from the River is approximately \$2.9 million per acre. All reported value creation is based on development potential per the existing Community Plan Areas planning. Based on existing and potential, but not approved development, within the Community Plan Areas there may be significant additional benefit created by River improvements.

### Funding Techniques

The cost of the river restoration projects vary by size and scope. Based on the estimated hard costs (mostly projected costs at time of analysis), river improvements analyzed in this study ranged from \$100 million to \$1 billion. On a per mile basis (measured in linear feet of the river), the costs ranged from \$20 million to just over \$50 million per mile. In each case study, the city's contribution to the overall hard costs was relatively consistent, ranging between 18 and 23 percent of the total project costs. Other funding sources, such as the County, State, Federal, and other sources varied by project. Finally, the river improvements aided in the economic development of adjacent properties. Due to issues related to quantifying economic development the various values were not summarized herein.

### ES Table 1: Key Assumptions and Findings

Value Premium Assumptions	
Residential (Zone 1 & 2)	10%
Residential (Zone 3)	3%
Commercial (All Zones)	1%
Total Value Creation (NPV)	
@ 6% Discount Rate in Millions	\$704
@ 20% Potential City Capture in Millions	\$141
Existing Properties Assessed Value	
Total in Millions (Zone 1 & 2)	\$2,445.4
Average per Acre in Millions (Zone 1 & 2)	\$2.9

Note: "Existing Properties" only captures commercial and residential properties.  
Source: ERA AECOM



ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

<b>Name of Organization</b>	<b>Comments/Requested Revisions</b>	<b>Response</b>	<b>Were changes made to the document</b>	<b>Page Number</b>
Code Monitoring Team	Support the proposed amendments to the regulations, but not the multiple formats used for implementation because they conflict with the adopted goals for LDC of simplification and maintenance of a standardized land development regulation format.	When the Code Amendment was initiated in April 2008, city management made a decision to amend existing regulations and not to create a new overlay zone for the four community plan areas.	No changes requested	
San Diego River Coalition	The Master Plan should be a minimum standard as it relates to the river habitat and urges the City to expand the river habitat area beyond just the floodway whenever possible on a project basis.	Added language to Executive Summary and Design Guidelines Section 4.3.1.1	Yes	Page 4 and 94
Mission Trails Regional Park CAC	Section 2.5, Revise 'California period' to 'Mexican Period'.	Revised Graphic	Yes	Page 29
	Section 3.1.4 Revise Significant Historic Sites to acknowledge Navajo and Tierrasanta.	Revised language to Section 3.1.4 A	Yes	Page 56
	Section 3.2.3 remove last paragraph it is redundant.	Removed paragraph	Yes	Page 73
	Section 3.3.5, change name of staging area	Revised name	Yes	Page 85
	Section 4.3.3.9 Revise section numbers to be consistent.	Revised numbers	Yes	Page 127
Mission Valley CPG Letter dated	Remove 'Reclaim frontage roads as pedestrian and bicycle only green buffers'	Revised Recommendations in Section 3.1.5. E	Yes	Pages 57 and 58

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

1-11-13				
	Remove the Mission Valley portion from the SDRPMP until an update to the Mission Valley Community Plan	<p>The SDRPMP is a comprehensive planning document for the entire river area, from the Pacific Ocean to the city of Santee.</p> <p>The Mission Valley portion of the Master Plan can be amended when the update to the Mission Valley Community Plan is implemented. Revised language in the Regulatory Framework Section of the Executive Summary.</p>	No  Yes	Page 5
	Add statement 'In the more urbanized reaches of the river, ensure that development occurs in a manner that can co-exist with the river's value as both a natural and an urban resource'	Added statement to Section 2.6	Yes	Page 30
	Add statement that the wetland buffer in MV be no greater than 35 feet wide.	The wetland buffer width is regulated by the Environmentally Sensitive Lands Regulations and not through the Master Plan.	No	
	Add a statement that the River pathway shall receive population-based park credits.	Added new language to Section 4.1 to address how population-based park credit is achieved along the river.	Yes	Page 92
	Add a statement that parking areas should be consider as sensitive to the river corridor and promote a street scene	Added language to Section 4.4.2.4	Yes	Page 132
	Revise Transparency design guideline to be consistent with LDC language for Commercial Zones	Revised Section 4.4.3.3 to reduce the amount of Transparency but still meet the visions and principles of the Master Plan	Yes	Page 141

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

<p>Mission Valley CPG Letter dated 2-5-13</p>	<p>Include ‘Future updates of Community Plans along the San Diego River may request amendments to the SDRPMP to ensure consistency.’ And add text revisions relative to this comment.</p>	<p>Revised language in the Regulatory Framework Section of the Executive Summary.  Revised text in the Key Sites in the Lower Valley Recommendations, see Section 3.2.2</p>	<p>Yes  Yes</p>	<p>Page 5  Pages 69-71</p>
	<p>Revise purpose for the SDRPMP to ‘The San Diego River Park Master Plan is a policy document and provides recommendations and guidelines to be considered in concert with land use decisions with the River Corridor, River Path, and River Influence areas along the San Diego river as defined in this plan.’</p>	<p>Revised language in the Regulatory Framework Section of the Executive Summary.</p>	<p>Yes</p>	<p>Page 5</p>
	<p>Provide the following statement regarding the wetland buffer ‘In the Mission Valley Community Plan area, any modifications and re-development of properties along the San Diego River that have developed in accordance with the Mission Valley Community Plan shall not require a wetland greater than what is established in the FSDRIP for areas located within the FSDRIP Specific Plan or wider than the 35 foot wide pathway corridor for other fully developed properties along the San Diego River.’</p>	<p>The wetland buffer width is regulated by the Environmentally Sensitive Lands Regulations and not through the Master Plan.  Added language to Section 4.1, that all development along the river can process a Plan Development Permit (PDP) to address site constraints and land use issues. This permit process allows communities to grow and evolve over time.</p>	<p>No  Yes</p>	<p>Page 91</p>
	<p>Request that a section focusing on Security be added to the Master Plan, one that reflects our concerns that the homeless population along the river</p>	<p>Revised language within the Section 5.3.2 to provide more information on security measures.</p>	<p>Yes</p>	<p>Page 164</p>

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

	creates a negative image and potential safety issues that can discourage – rather than encourage- public use of and access to the river park.			
	Revise Section 5.0 Implementation by adding the following sentence to the middle of the paragraph ‘ Focusing on these elements will ensure a pleasant, desirable, and safe experience for those who make use of the River Park’s passive and active recreation opportunities.’	Revised language in Section 5.0 to state ‘Within this section are tools and programs for both private and public lands to ensure a pleasant, desirable, and safe experience for the users of the San Diego River Park.’	Yes	Page 145
	Add to page 158, Section 5.3, add the following to the Introductory paragraph “The San Diego River Park shall not be used for encampments of any type.’	Revised language in Section 5.3 to state ‘Illegal use and camping should be removed from the river area.’	Yes	Page 158
	Add the following sentence to the middle paragraph ‘Security measures should ensure there are no impediments to enjoying the River Park such as those that create personal safety concerns and/or violate local and state laws/regulations.’	Revised language in Section 5.3 to state ‘Security measures should ensure the enjoyment of the River Park, personal safety concerns while enforcing laws and regulations.’	Yes	Page 158
	Include the following statement in the Master Plan: ‘For the Mission Valley Community Plan, the San Diego River Park can be counted toward population-based park needs in the community, with up to 25% of the River Park land area counted as population-based park land.	This request will be determined during the community plan update process and will be reflected in the Community Plan’s Recreation Element.	No	
	Include the following statement in the Master Plan: ‘Where development within the River Corridor or River Influence Areas constructs a portion of the River	Added new language to Section 4.1 to address how population-based park credit is achieved along the river.	Yes	Page 92

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

	<p>Pathway, expands the River Pathway, or adds other River Park Elements, population-based park credits shall be granted commensurate to these areas if those park elements are consistent with the guidelines contained in this Master Plan and the Recreation Element of the City’s General Plan. Council Policy for Community Notification and Input for Citywide Park Development Projects shall not apply to privately constructed portions of the River Path or privately developed park areas that are less than XXXX square feet in size and are in compliance with the guidelines of this Master Plan.</p>			
	<p>Include the following statement in the Master Plan: Where in lieu park fees are collected as a result of private development, those fees shall be applied toward construction of the San Diego River Park Master Plan River Pathway.</p>	<p>This request will be determined during the community plan update process and will be reflected in the Community Plan’s Recreation Element.</p>	<p>No</p>	
	<p>Revise Section 4.3.4.6 Fences to: Use natural peeler log fencing for all fences within the River Corridor Area where adjacent areas are natural open space and/or parks to allow for wildlife movement. Fencing within the River Corridor Area where urban development abut the River Corridor, should be of low impact, allow for wildlife movement, and be designed in a manner to blend with the natural attribute of the river environment</p>	<p>Revised language in Section 4.3.4.6 to be clear that fencing between the river pathway and the river to be natural peeler log fencing. Fencing between the River pathway and the River Influence Area to be per Section 4.4.4.2.</p>	<p>Yes</p>	<p>Page 122</p>

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

	while also complimentary to adjacent urban structures. Fencing should follow grades along the river pathway and a maximum of 4 feet in height.			
Wetlands Advisory Board	Add nominal annual funding commitment for implementation of the SDRPMP	The Master Plan is a policy document only, but within the Implementation Section of the Master Plan are federal, state and local funding sources and recommendations on how the City could implement the plan. Once the Master Plan is adopted the City Council could take further action to create an annual funding commitment in the budget process.	No	
	Add a reference to the “Quality of Life Initiative”	The Quality of Life Initiative is a SANDAG committee established in 2009. The Working Group provides input to the SANDAG Quality of Life Ad Hoc Steering Committee on key activities associated with developing a regional Quality of Life Funding Strategy. In Section 5.2.2.3 language is provided on the funding sources based on the Quality of Life Initiative.	No	
	Add a table to describe the relationship between the SDRPMP and MSCP	This table is included in the Program EIR	No	
	Provide requirements for consistency of the SDRPMP to other public plans, permits and agreements.	This is provided in the Program EIR and in the Master Plan Section 6.0 ‘Regulatory Framework’.	No	

ATTACHMENT 5

**Community Planning Groups and Park Advisory Bodies Comments,  
Request for Revisions and Responses**

	With regard to climate change impacts, City Lands will be considered to accommodate changes that occur as a result of climate change.	Added language to Section 3.1.1 to address climate change	Yes	Page 35
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## **Executive Summary**

### **Design Guidelines**

The purpose of the design guidelines is to provide written and graphic information to support the Master Plan's vision, principles, and recommendations, **the goals of the Community Plans for Mission Valley, Navajo, Tierrasanta and East Elliot** and to support the development regulations of the City's Land Development Code and the

Within this section of the guidelines is a discussion on how the River Corridor Area interfaces with the City's Multi-Habitat Planning Area (MHPA), Wetland Buffer overlay and what takes precedence. **Expansion of the river habitat area is encouraged where possible.**

### **Regulatory Framework**

The San Diego River Park Master plan is **a policy document and provides recommendations and guidelines to be considered in concert with land use decisions within the River Corridor and River Influence Areas along the San Diego River. Future updates to Community Plans along the San Diego River may request amendments to the San Diego River Park Master Plan to ensure consistency.** In addition, the river area is also governed by the policies and permits of the Federal, State and Local agencies. The regulatory framework section of the Master Plan provides details on the applicable citywide planning policy documents and applicable agency jurisdiction and permits for the San Diego River area.

## **1.0 Introductions**

No revisions

## **2.0 Vision and Principles**

### **2.6 Principle Five:**

The reorientation of development towards the river park, through placement of cafes and plazas that open up to and capitalize on the river, as well as buildings that provide views of the natural river habitat, will inherently enhance property values. **In the more urbanized reaches of the river, ensure that development occurs in a manner that can co-exist with the river's value as both a natural and an urban resource.**

## **3.0 Recommendations**

### **3.1.1**

#### **A. Augment Flows to the River Periodically**



These seasonal pulse flows also offer the opportunity for sediment transport and would create disturbance/recovery cycles for ecosystems. The potential to augment flows should be fully explored with the Padre Dam Municipal Water District and Regional Water Quality Control Board.

Climate change impacts have the potential to further influence river flows due to warmer temperatures, drier weather, sea level rise and increasing storm surges. For information on climate change impacts and adaptation strategies, see <http://www.sandiego.gov/environmental-services/sustainable/eestf.shtml>.

### 3.1.4

#### **A. Develop an Interpretive Program Based on the Historical, Biological and Cultural Resources of the River**

##### **Significant Historic Sites**

- Midway Pacific area – the Derby Dike.
- Old Town area – Kumeyaay cultural resources, the San Diego Presidio and the original San Diego de Alcalá Mission site.
- Mission Valley area – Prehistoric Kosa'aay (Cosoy) Village site, the 1881 California Southern railroad, the Mission San Diego de Alcalá, and the Nipaquay Village site.
- Navajo and Tierrasanta areas – Kumeyaay cultural resources and Old Mission Dam and Flume.

### 3.1.5

#### **RECOMMENDATIONS**

- A. Treat the river as an amenity.
- B. Encourage development to provide active uses fronting the River.
- C. Encourage development to face the river.
- D. Include access to the river through new development.
- E. Integrate pedestrian and bicycle paths along frontage roads. ~~Reclaim frontage roads as pedestrian and bicycle-only green buffers.~~

#### **E. Integrate Pedestrian and Bicycle Paths along Frontage Roads**

Frontage roads that are parallel to the river, in some cases, limit visual and physical access to the river. As these frontage roads are improved, additional assure that there is adequate right of way should be acquired and developed for safe pedestrian and

bicycle movement. ~~Additional~~ Landscape areas should be provided to buffer pathways from adjacent roads and to provide access to the river pathway where appropriate.

### 3.2.1 Estuary Reach RECOMMENDATIONS

- A. Create a San Diego River Park pathway kiosk at Dog Beach identifying the western entrance of the river pathway.
- B. Support the goals of Mission Bay Park Master Plan (including Dog Beach, Robb Field, and Southern Wildlife Preserve), the Famosa Slough Enhancement Plan, and the Mission Valley Preserve. Support the replacement and construction of the West Mission Bay Bridge that will contain class I bike lanes on both sides.
- C. Improve pathway and trail connections to Mission Bay Park, Famosa Slough, Tecolote Canyon, Southern Wildlife Preserve and other open spaces from the San Diego River pathway.
- D. Create a kiosk at Robb Field identifying the entrance to the San Diego River pathway and re-landscape the area adjacent to the river with natives that relate to the estuary and river edge.
- E. Support a river and estuary interpretive center in the Northern Wildlife Preserve of Mission Bay Park according to the recommendations of the Mission Bay Park Master Plan.

### 3.2.3 Confluence Reach RECOMMENDATIONS

- A. Pursue a class I path along Rancho Mission Road and Ward Road and coordinate with the California Department of Fish and Game for a river pathway connection ~~on their land along the~~ south side of the river just east of Interstate 15. If a pathway connection cannot be provided alternative connections will be considered. Ensure that trails are designed with safety in mind, and to encourage stewardship and litter prevention.
- H. Provide interpretive signage along the river pathway about the history of the Confluence Reach including; Mission San Diego de Alcalá and its role in building the first water conveyance system (San Diego Mission Flume), the Kumeyaay village of Nipaguay at the historic mission site, the formation of the large Mexican land grants and the history of the sand and gravel mines.

### 3.2.2 Lower Valley Reach Key Sites of the Lower Valley Reach

### **A. Riverwalk Golf Course Redevelopment Site**

The Levi-Cushman Specific Plan for the Riverwalk Golf Course site was approved in 1987. As approved, the plan proposes would develop roughly 5.2 million square feet of mixed-use development including residential, retail, commercial, office and recreational uses for the approximately 200-acre site. The specific plan aligns with the San Diego River Park Master Plan in focusing development on the river, and this concept should guide any future amendments to the plan. The recommendations and guidelines contained in the San Diego River Park Master Plan, such as considering a more naturalized river pattern and increasing the channel width to allow the river to meander in a more naturally manner, should be considerations of any future amendments to the Levi-Cushman Specific Plan. ~~The specific plan departs from San Diego River Park goals in proposing a 12-acre island, as well as a 25-foot river planting buffer intended to “prevent direct access to habitat areas”. These goals could be modified, in an amendment to the plan, to favor a naturalized river pattern as suggested in this Master Plan, and increasing the channel width and areas for the river to meander naturally.~~

A future amendment to the approved Levi-Cushman Specific Plan should require implementation of the San Diego River Park pathway as recommended in this Master Plan. The San Diego River Pathway can serve the site by providing an amenity to people living and working within the proposed development, as well as providing pedestrian and bicycle commuter access to surrounding neighborhoods and the trolley. The trolley right-of-way may offer the opportunity for an interim trail alignment. ~~until a more defined redevelopment concept can determine the best permanent location.~~ Because the Riverwalk Golf Course is anticipated to provide new residential development, there is an opportunity to establish public community and/or neighborhood parks. As the site redevelopment plans evolve, space for a public park should be sought adjacent to the river where possible. The nearby YMCA is expected to continue its private, fee-based recreation facility. Sefton Field will provide public recreation including ball fields and children’s play areas. Connection to these public and private facilities could be strengthened with connected open space and a trail head near the YMCA.

#### **Key Points for Levi-Cushman Site**

- Create and maintain continuity of the river pathway for meeting transportation needs in Mission Valley.
- Seek opportunities Acquire land to establish a community/neighborhood park to meet community needs.
- If the Levi-Cushman Specific Plan is amended, work with the developer to improve river hydrology, restore habitat, and provide the river pathway.

ATTACHMENT 6  
San Diego River Park Master Plan Revisions Errata Sheet  
2-12-13

- In the short term, the river pathway could be developed following the trolley alignment, within the trolley right-of-way. In the long term, the river pathway should be developed within the River Corridor Area.

### **Potential Park Elements**

- Project Recreation Space may include more active recreation found in a neighborhood park
- Open Space Recreation may include pedestrian and bike paths, benches, and passive recreational areas
- Location visually or conceptually connected to the river
- Character reflecting the river's ecology and history

### **B. Qualcomm Stadium Site**

The Mission Valley Community Plan locates a Community Park at the Qualcomm Stadium site. ~~Any potential redevelopment of the Qualcomm site creates the opportunity for a river-oriented approach that creates significant new open space and park land that could provide for active recreation. Any park land set aside should be adjacent to the river, but buffered with substantial naturalized open space that allows for a wider river channel and increased riparian habitat, transitioning to upland native vegetation at the trolley alignment.~~

This site is the last remaining city-owned property that is large enough to be in scale with the river valley. Careful consideration should be given to the intrinsic value of this place as a public green space and as an opportunity to create value to help finance redevelopment. A river-oriented community park could provide public recreation facilities adjacent to the naturalized open space San Diego River Park, along the river, which would complement Mission Bay Park and Mission Trails Regional Park.

### **Key Points for Qualcomm Stadium Site**

- Critical location for meeting community-based park and recreation needs in Mission Valley, as identified in the Mission Valley Community Plan.
- No acquisition costs required; land is currently owned by City of San Diego.
- Critical location for creating continuity in San Diego River Park and San Diego River Park pathway.
- ~~Coordinate with any Qualcomm Stadium Site redevelopment plans to integrate active and passive park uses on the existing stadium site.~~
- Create primarily natural open space located between the trolley and the river.

ATTACHMENT 6  
San Diego River Park Master Plan Revisions Errata Sheet  
2-12-13

- Extend open space corridor to create new habitat and trail connection to Murphy Canyon.
- Acknowledge environmental constraints with adjacent land uses.

**Potential Community Park Elements for Qualcomm Stadium Site**

- Ball fields/soccer fields
- Active sports complex
- Picnic facilities
- Amphitheater
- Children's Play area with "natural" character (wood, boulders, sand)

**Potential San Diego River Park Elements for Qualcomm Stadium Site**

- San Diego River Pathway
- Natural riparian and upland habitat areas
- Boardwalk/overlooks for viewing and interpretation
- Pedestrian linkage: park to river and Murphy Canyon
- Focus park toward river

### **3.2.4 Upper Valley Reach**

#### **RECOMMENDATIONS**

- A. Coordinate with Navy Planners to explore opportunities to modify the Admiral Baker Golf Course, without impacts to the current recreational elements, to create a space for the San Diego River pathway, and to improve the relationship of the golf course with the river, such as controlling surface runoff from entering the river.
- B. Improve open space and trail connections to Elanus Canyon north of Admiral Baker Golf Course.
- C. Create public parks along the river pathway within the Grantville Area and explore opportunities for water recreation.
- D. Separate the river channel from the old mining ponds, where possible, as land is redeveloped to improve the hydrology of the river based on specific engineering studies.

### **Key Sties of the Upper Valley Reach**

#### **Key Points for Admiral Baker Golf Course Site**

- Continue on-going discussions with Navy Planners to find an appropriate level and means of integrating the golf course with the San Diego River Park.

- Expand critical habitat area and connections to Elanus Canyon north of the golf course.
- Create trail connections along the golf course.
- Establish habitat along the river for wildlife movement and habitat objectives.
- Create a trail connection from the Tierrasanta Community (adjacent to Tierrasanta Blvd.) to the river pathway with an overlook at the upper elevation.
- If the Admiral Baker Golf Course develops into something other than a golf course, the new development should provide trail connections from the San Diego River Pathway to the Tierrasanta community.

### **3.2.5 Gorge Reach**

- H. Provide interpretive signage along the river pathway about the history of the Confluence Reach including; Mission San Diego de Alcalá and its role in building the first water conveyance system (San Diego Mission Flume), the Kumeyaay village of Nipaguay at the historic mission site, the formation of the large Mexican land grants and the history of the sand and gravel mines.

## **4.0 Design Guidelines**

### **4.1 Purpose**

The purpose of the Master Plan design guidelines is to provide written and graphic information to support the Master Plan vision, principles and recommendations, for development areas within or directly adjacent to the river within the Mission Valley, Navajo, Tierrasanta and East Elliot community plans, and the following Development Regulations in the City of San Diego Land Development Code:

- Mission Valley Planned District Ordinance (Chapter 15, Article 14, Division 1-4),
- Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14, Navajo)
- Mission Trails Design District (Chapter 13, Article 2, Division 12)

All City of San Diego public projects that do work in the river area and have an approved permit from the city prior to the adoption of this Master Plan, are exempt from the requirements of the San Diego River Park Master Plan Design Guidelines until such time the Master Permit is amended, canceled or expired. However, the Master Permit

projects are encouraged to comply where possible. All future private or public projects that propose to or modify public utilities within the River Corridor or River Influence Areas must meet the requirements of the most current version of the City's Water and Sewer Design Guide. In addition, all future private or public projects adjacent to the shared railroad/light rail right-of-way will be planted with the safety of the rail corridor and the most current requirements of the California Public Utilities Commission.

Flexibility in the Design Guidelines and actual site development can be achieved and administered through the Plan Development Permit (PDP) Regulations process, Chapter 14, Article 3, Division 4 of the Land Development Code. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, site constraints, development regulations and community and city benefit.

Where development constructs the River Pathway Corridor consistent with Design Guidelines Sections 4.3.2 through 4.3.4 and the Recreation Element of the City's General Plan, population-based park credit may be granted commensurate to the River Pathway Corridor area. Where development proposes to construct parks to address population-based park requirements of a project outside of the River Pathway Corridor area, population-based credit may be granted if consistent with the Design Guidelines, the Recreation Element of the City's General Plan and upon approval as identified in the City Council Policy – Community Notification and Input for City-Wide Park Development Projects.

#### **4.3.1.1 Purpose**

The purpose of the River Corridor Area is to restore the health of the San Diego River by cleaning the river, improving its hydrologic function, increasing its length and recharge area, separating it from ponds, and creating opportunities for braiding and meandering. It will also enhance wildlife habitat by providing a continuous movement corridor that varies in width and provides diversity of habitat and native vegetation. The river habitat area should be expanded where possible on a project by project basis.

#### **4.3.2.2 Path Corridor**

- A. All drain pipes in this area should not be visible from the river pathway.
- B. Headwalls should be as small as possible and match existing soil color.
- ~~C. If the Path Corridor area is to serve as a population-based park for residential development, then the area should meet the Guidelines of the Park and Recreation Element of the City's General Plan (Table RE-2-3)~~

#### **4.3.2.4 San Diego River Pathway**

The San Diego River Pathway, a multi-use pathway for bicycle and pedestrian use, to be located within the 35-foot Path Corridor and is considered the primary pathway for the entire 17.5 mile river park from the Pacific Ocean to the City of Santee. Where possible, the river pathway should occur on both sides of the river. In cases where site conditions, or topography, do not allow for the river pathway, a narrower pedestrian trail should be provided. The river pathway to include design treatments of all intersections with pedestrian sidewalks and vehicular travel paths (e.g. bike lanes, bike paths, streets), that appropriately address safety and access of all users, using current City of San Diego and Caltrans standards (i.e. Street Design Manual, Council Policy 200-07 and Caltrans Chapter 1000 Bikeway Planning and Design). If any part of the River Corridor Area is mapped MHPA, or determined to be within a wetland buffer area, the river pathway should be moved just outside of these areas. In these situations, the outer edge of the river pathway will be the new boundary for the River Corridor. The river pathway will connect to the existing Mission Trails Regional Park (MTRP) trail system on the west and east boundaries of the park. At this point the river pathway will collocate on a MTRP trail and be identified through signage. All trails within MTRP will be designed to the MTRP Park Master Plan requirements. The San Diego River Pathway east of Mission Trails Regional Park should be considered an extension of the MTRP trail system and should be designed as a soft surface material to accommodate a variety of users.

- A. Creative elements such as leaf or animal imprints appropriate to each reach may be included in the river pathway paving material.
- B. The river pathway will be designed to meet ADA standards and guidelines and California Title 24 regulations for accessibility, which allows for flexibility in how trails are designed and used. ~~to meet ADA standards and guidelines and California Title 24 regulations for accessibility, unless impracticable because of existing site conditions and terrain that would prevent the incorporation of accessibility features.~~

#### **4.3.2.5 Trails**

- A. Trails should be a maximum of 8 feet wide and have a minimum vertical clearance of 8 feet. Trails within the MHPA, or a wetland buffer, to be a maximum of 4 feet wide and meet the requirements of the MSCP Subarea Plan, 'Land Use Considerations'.

#### **4.3.4.2 Site Furnishings**



### **Benches**

- A. Location: At overlooks, areas of shade, under shade structures, etc.
- B. Design: Should be simple in form, but designed to discourage extended periods of use or lodging. Offset benches a minimum of 2 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it. Where appropriate, low walls of concrete or stone could be provided at seat height and width in lieu of, or in addition to, benches.
- ~~C. Materials: Concrete or stone that have a natural earth brown or tan color of the river valley.~~

### **Picnic Tables**

- A. Location: Along the river pathway and place perpendicular to the river pathway to reduce vandalism.
- B. Design: Offset a minimum of 4 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it.
- ~~C. Materials: Picnic tables should be concrete and have a natural earth brown or tan color.~~

### **Drinking Fountains**

- A. Location: In close proximity to picnic areas or at an entrance to the river pathway from an adjacent public street.
- B. Design: Should be simple in form.
- ~~C. Materials: Picnic tables Drinking Fountains should be concrete and have a natural earth brown or tan color.~~

### **Trash and Recycling Receptacles**

- A. Location: In close proximity to picnic areas, overlooks, seating areas, path intersections and access points to the river and must be accessible to maintenance vehicles.
- B. Design: Receptacles should contain hood covers to prevent rummaging by animals. Trash and recycling receptacles should be located side-by-side.
- ~~C. Materials: Receptacles should be concrete and have a natural earth brown or tan color.~~

### **Information Kiosks**

- A. Location: At all river pathway entrances from a public street right-of-way.

- B. Design: Consistent with City of San Diego standard design as used in regional parks and open space areas (contact the City of San Diego Park and Recreation Department for the current standard detail).
- C. **Materials: Treated Wood.**

### **Interpretive Signs**

- A. Information:
  - Geography and Geology
  - Cultural and Historical Resources
  - Ecology
  - Restoration
  - Native Plant and Wildlife
  - **Historic Water Resources**

#### **4.3.4.6 Fences**

Fencing in the River Corridor between the river and the river pathway should only be provided when protecting sensitive habitat and historic resources and should allow for wildlife movement. Fencing to be placed on the 100 year floodway boundary or a minimum of 5 feet from the river pathway or trail where feasible. Fencing should follow grades along the river pathway and a maximum of 4 feet in height. To provide a consistent park identify and to blend with the natural environment use natural peeler log fencing.

Fencing in the River Corridor between the river pathway and the River Influence Area should be a compliment to the adjacent structures and meet the Design Guidelines of Section 4.4.4.2.

#### **4.3.4.9 River Pathway and Trail Safety**

The river pathway and pedestrian trail development in the River Corridor Area should specifically address issues of safety and crime prevention through the following design considerations:

- A. Place removable bollards at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.

- B. Locate safety call boxes where appropriate and consider the use of solar powered call boxes in strategic locations. The San Diego Police and Fire-Rescue Departments should be consulted on the locations of these boxes.

#### **4.4.2.4 Off-Street Surface Parking**

Off-street parking should be sited to consider the sensitive nature of the river corridor but also promote a street scene that is conducive to pedestrians and responsive to principals of urban design. Off-street surface parking to be screened for the full length of the surface parking area with residential, commercial, industrial and/or mixed use

#### **4.4.3.3 Building Transparency**

- A. Commercial and Mixed Use Zones: At least 50 percent of the ground floor building façade (between finish grade and the full height of the first floor) to be transparent. A minimum of 25 percent of each floor above the ground floor shall be transparent. Transparency such as: glass windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.
- B. Industrial Zones: At least 15 percent of the total façade must be transparent, such as: glass windows, display windows, or windows affording views into customer services, office, gallery, cafes, lobby space or pedestrian entrances.

#### **4.4.3.4 Building Reflectivity**

All building façades that face the River Corridor Area or face a street that is parallel to the River Corridor Area should incorporate non-reflective glazing types of materials to reduce the visible light reflectivity. to be limited to glass and other materials with a visible light reflectivity of no greater than 10 percent.

#### **4.4.3.6 Building Signs**

- A. Within 100 feet of the River Corridor Area, ~~building signs to not exceed a height of 15 feet above finish grade.~~ signs on building facades fronting the River Corridor Area to not exceed a height of 15 feet above finish grade and to be face lighted or internally lighted.

### **5.0 Implementation**

To implement the San Diego River Park Master Plan, both private and public landowners will need to partner and invest in the river valley. This partnership between private and public entities must remain solid and active to ensure the success and vitality of the San Diego River Park. The five principles of the Master Plan (Restoring

and maintaining a healthy river; Unifying a healthy habitat; Create a connected continuum along the river pathway; Interpreting the river valley history; and Reorienting development toward the river to create value and opportunities for people to embrace the river) should serve as the guide for implementation decisions.

As stated in the Introduction Section of the Master Plan, one of the great challenges of implementing the San Diego River Park lies in the fact that much of the land along the river is in private, state, or federal ownership. It is anticipated that the River Pathway will be built through development of these private and state/federal lands and that there will be gaps in the pathway system as the River Park develops over the course of time. Where there are gaps in the pathway, it can be routed to a public sidewalk until it can be constructed along the river. In some locations the pathway gaps could be designed and built by the City working in partnership with the land owner and non-profit organizations by obtaining grant funding or other means. It is critical that efforts are made to work with the owners of these properties and the community to provide access along the river.

Within the following implementation section, these principles are translated into: an implementing framework; implementation strategies; maintenance, management and security; and public outreach and education. The implementing framework gives a summary of the river reaches, how closely they meet the Master Plan principles and what still needs to be accomplished. The implementation strategies section identifies potential funding sources on federal, state, and local levels, development tools, and required government approvals. Of equal importance are maintenance, management, and security for the River Park. Within this section are tools and programs for both private and public lands to ensure a pleasant, desirable, and safe experience for the users of the San Diego River Park. Looking to the future, this Master Plan must also consider public outreach and education as a long term approach to sustain commitment to the River Park.

### **5.3 Maintenance, Management and Security**

In order for the San Diego River Park Master Plan to be successful, the river's long term maintenance, management and security must be a high priority. Maintenance and management activities could include: flood and drainage control, storm water management, invasive species removal, trash pickup and control, landscape and site amenities maintenance and general clean up. The security and safety of the public within the river area and private properties and neighborhoods adjacent to the river area are a real concern. Flooding, crime and other undesirable activities are issues that need to be addressed on public and private land.

Security measures should ensure the enjoyment of the River Park, personal safety concerns while enforcing laws and regulations. Illegal uses and camping should be removed from the river area. The challenge to providing maintenance, management and security along the river is the diversity of land ownership and the amount of funding that is committed to these efforts. The following tools and programs begin to address these issues and it is expected that as the River Park is completed efforts will be made to work with the property owners on a comprehensive maintenance, management and security strategy.

### **5.3.1 MAINTENANCE, MANAGEMENT AND SECURITY TOOLS**

Maintenance, management and security tools for the river area can be based on permit conditions for new development or provided through various funding sources. Funding sources can include revenue generated from city general and enterprise funds, permit fees, fees from special assessment districts, and corporate or private donor programs. These tools could be used in certain areas of the river based on land ownership or provided in a combination when the River Park is completed.

#### **5.3.1.1 City Funds**

The City's General and Enterprise Funds provide for some of the maintenance and management of land adjacent to the river. City departments, including Park and Recreation, Real Estate Assets, Water, Environmental Services and Street Division, all own properties along the river and are allocated funds to maintain and manage the land through the budget process with approval from City Council. In addition, the Storm Water Division is provided with city funds to maintain and manage public storm drains in the river area to meet Clean Water regulations. The Waste Management Division is funded to implement the city regulation on weed, rubbish and waste abatement on private and public land. For security issues the City provides funding for the Police Department and a Ranger Program within the Park and Recreation Department.

### **5.3.2 MAINTENANCE, MANAGEMENT AND SECURITY PROGRAMS**

The following programs could all be funded from the tools listed above and provided all along the river area to ensure consistent maintenance, management and security of the River Park. These programs could be facilitated by the City, Private Land Owners, and the San Diego River Coalition or through other non-profit organizations. Maintenance and management programs could include the City's Ranger Program, Conservation Corps/Neighborhood Youth Corps and an "Adopt the River" program. Security programs could include a Ranger Program working in concert with a dedicated enforcement staff for the river area, a "Neighborhood Watch" program and/or private security companies.

## **6.0 Regulatory Framework**

No revisions



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: February 12, 2013 REPORT NO. 101

ATTENTION: Park and Recreation Board  
Agenda of February 21, 2013

SUBJECT: Adoption of the draft San Diego River Park Master Plan and Associated  
Amendments to Community Plans and the Land Development Code

### SUMMARY

**Issue** – Should the Park and Recreation Board recommend adoption of the draft San Diego River Park Master Plan (Master Plan), draft Community Plan Amendments for Mission Valley, Navajo, Tierrasanta, and East Elliot and the draft Land Development Code Amendments for the Mission Valley Planned District Ordinance (MV PDO), Navajo Community Plan Implementation Overlay Zone (CPIOZ) and the Mission Trails Design District Ordinance and Design Manual (MTDD)?

**Director's Recommendations** – Recommend adoption of the draft San Diego River Park Master Plan (Master Plan), draft Community Plan Amendments for Mission Valley, Navajo, Tierrasanta, and East Elliot and the draft Land Development Code Amendments for the Mission Valley Planned District Ordinance (MV PDO), Navajo Community Planned Implementation Overlay Zone (CPIOZ) and the Mission Trails Design District Ordinance and Design Manual (MTDD).

**Other Recommendations** – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed below under DISCUSSION.

- Code Monitoring Team
- Navajo Community Planners, Inc.
- San Diego River Coalition
- Mission Trails Regional Park Citizen's Advisory Committee
- Wetland Advisory Body
- Tierrasanta Community Planning Group
- Mission Valley Planning Group
- San Diego River State Conservancy

**Fiscal Impact** – None with this action. Some of recommendations identified in the Master Plan, which will be brought forward over time as opportunities for implementation arise, will have fiscal impacts.

**Water and Energy Conservation Status** – The proposed Master Plan will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

**Environmental Impact** - A draft Program Environmental Impact Report (PEIR) has been prepared for the draft Master Plan, Community Plan Amendments and the Land Development Code Amendments. The Notice of Preparation for the PEIR was noticed on April 6, 2009 and the Scoping Meeting was held on April 20, 2009. The draft PEIR public review period was from November 6, 2012 to December 24, 2012 and extended to January 7, 2013 at the request of the Mission Valley Planning Group. A Mitigation, Monitoring and Reporting Program consisting of a Mitigation Framework have been provided as part of the PEIR. However, since the degree of impact and applicability, feasibility and success of mitigation framework measures cannot be adequately known for each future specific development project at the program level of analysis, program level impacts were called out as significant and unavoidable. Any future discretionary approvals for activities proposed within the River Park would be reviewed for consistency with the PEIR and Master Plan. Project-level impacts of these future activities would be subject to environmental review under CEQA to determine whether additional environmental documentation is required in accordance with Section 15168.

## **BACKGROUND**

The San Diego River, within the City of San Diego, is approximately 17.5 miles long and is located in the following planning areas: Mission Bay Park, Mission Valley, Navajo, Tierrasanta and East Elliot. At the western end, the river is located within the Mission Bay Park boundaries and is publically owned. In the Mission Valley Community, the majority of the river is privately-owned except for a few public parcels, including but not limited to Sefton Field, YMCA and Qualcomm Stadium. Within the Navajo and Tierrasanta Communities, the river is primarily in private ownership, owned by the federal government (Admiral Baker Navy Golf Course) or within Mission Trails Regional Park. In the East Elliot Community, the river is privately-owned except at Carlton Oaks Golf Course, where the land is owned by the City and leased to the golf course operator. Development along the river is regulated by the Mission Valley Planned District Ordinance, the Navajo CPIOZ and the Mission Trails Design District Ordinance of the City's Land Development Code (LDC).

Within each of the four community plans (Mission Valley, Navajo, Tierrasanta and East Elliot), the San Diego River is referred to as an amenity, but the development and treatment of the river and the area adjacent to it varies from community to community. The City's General Plan Recreation Element identifies the San Diego River as a resource-based park. This category of parks is intended to preserve and make available to all residents and visitors those areas of outstanding scenic, natural or cultural interest. River parks typically involve the coordination and cooperation between federal, state and local resource agencies for the balanced protection of water quality, open space, wildlife, and recreation uses and are not typically developed to address the specific needs of any one community. However, portions of them



can, and do, provide for the local neighborhood and community park needs of surrounding residents.

The Master Plan effort began in the summer of 2001, when then Mayor Dick Murphy invited representatives from the County of San Diego, the City of Santee, and state and federal representatives to be members of a San Diego River Alliance (Alliance). He worked with and was supported by then-council members Donna Frye, Jim Madaffer, and Byron Wear, whose districts each included the river.

That same year, citizens concerned about the condition of the river and its surrounding environment formed the San Diego River Park Foundation (Foundation) and the San Diego River Coalition (Coalition). The Foundation is a 501(C) 3 non-profit organization and has a mission to support and empower community groups working to restore and enhance the river, and to foster stewardship of this important community and regional asset in perpetuity. The Coalition is a group of citizens representing surrounding communities and special interest groups with a mission to preserve and enhance the San Diego River watershed, and its natural, cultural and recreational resources. The Foundation and Coalition were both invited to be members of the Alliance.

The Alliance goal was to create a San Diego River Park that addresses recreational opportunities, cultural resource protection, habitat conservation and restoration, improvement of the water quality, and development interface of the River from its headwaters to the ocean.

Recognizing the importance of the San Diego River as a resource, State Assembly member Christine Kehoe, and State Senator Dede Alpert authored and provided leadership to secure the passage of Assembly Bill 2156 in 2002. This legislation established a San Diego River Conservancy whose boundaries are the full length of the river including one mile on either side.

In 2002, the San Diego River Park Conceptual Plan was developed by Cal Poly Pomona Studio 606, a landscape architecture graduate program. This plan was prepared for the Foundation, sponsored by the California Coastal Conservancy and the Select Committee on Park and River Restoration, and chaired by Assemblymember Christine Kehoe.

The Conceptual Plan contained four major goals:

1. To Preserve and Celebrate the River's Historic Resources.
2. To Support the Natural Stream Processes of the River.
3. To Preserve and Enhance Native Riparian and Upland Habitat throughout the
4. To Provide Access to Recreation Activities throughout the River Park.

Utilizing the Conceptual Plan as a foundation, the Alliance recommended that local jurisdictions pursue individual River Park planning efforts. The City of San Diego then hired a design consultant to work with the Coalition and community members to create a master plan for the San Diego River Park. In 2005, a draft San Diego River Park Master Plan was presented to the City Council as an information item and received wide support. This 2005 draft Master Plan focused on: principles that describe the intent and role of the park in the City, key recommendations to make the river a complete hydrologic system, specific

recommendations for the different reaches of the river, and design guidelines for development of the river area. The Master Plan stated that an essential next step was to determine the right strategy to implement the Master Plan into the City's policy documents and regulations. Several options were identified, including: 1) amend the General Plan; 2) amend the community plans; and 3) apply an overlay zone.

Further analysis was needed to determine the proper course of action, which included working with the Coalition, community planning groups and regulatory agencies. In order to begin the analysis the City Council initiated a Community Plan and Zoning Code Amendments Study on April 4, 2008. Public workshops were held in 2008 to gather community input on how best to incorporate the Master Plan into the existing community plans and Land Development Code. The draft Master Plan was then presented to the Wildlife Agencies as an information item. Questions and issues that were discussed included the recreational use of the river, placement of the river pathway within the wetland buffer and the types of recreation that could be located adjacent to the wetland buffer. Based on feedback from the Wildlife Agencies revisions to the Master Plan included that recreational use of the water would be on a project by project basis, the River Pathway is not consistent with the wetland buffer and would be located outside the buffer and recreational uses adjacent to the buffer should be passive.

As a result of the workshops and meetings, the 2005 draft Master Plan was revised to a 2010 draft with a package of implementing actions that included draft amendments to the Mission Valley, Navajo, Tierrasanta and East Elliot Community Plans, and to the Mission Valley Planned District Ordinance, the Navajo CPIOZ and the Mission Trails Design District Ordinance. In addition, a San Diego River Park Economic Analysis Report (Report) was prepared to estimate the potential development value impacts for the Master Plan. This Report presents an analysis of four major components that include: Market Analysis, Land Use Analysis, Incremental Property Value Premium, and Funding Techniques, see Attachment 3, Executive Summary of the Report.

In the fall of 2010 the Master Plan and associated amendments were presented to the community planning groups and park advisory bodies as an information item. All documents were provided on the City's website for public review and comment. Changes were made to the 2010 Master Plan based on the comments received, see Attachment 4. The Draft Program Environmental Impact Report was prepared and had public review from November 6, 2012 to December 24, 2012, with an extension to January 7, 2013 at the request of the Mission Valley Planning Group. At this same time the revised draft Master Plan and associated amendments were posted on the City's website for public review and comment. From December 2012 through January 2013, the final draft of the Master Plan and associated amendments were presented to the affected planning groups and advisory bodies. Their recommendations, comments and requested revisions are listed in Attachments 5 and 6.

## **Milestones in the Master Plan and associated amendments process include:**

- 2003 – City hired Civitas to prepare a San Diego River Park Master Plan. Over a two-year period a series of community workshops were held and preliminary drafts of the master plan were prepared and distributed to interested parties for review.
- June 2005 – Civitas presented the draft 2005 Master Plan to Natural Resource & Culture Committee and City Council as an information item and received wide support.
- March 2008 – City hired ICF Jones and Civitas to prepare the Program Environmental Impact Report, associated amendments and final draft Master Plan.
- April 2008 – City Council initiated Amendments to Land Use Plans and Local Coastal Program, and Zoning Needed to Implement the San Diego River Park Master Plan.
- September to November 2008 – Public workshops held on the Proposed Method of Implementation of the San Diego River Park Master Plan.
- April 6, 2009 – Notice of Preparation (NOP) of a Draft Environmental Impact Report and Scoping Meeting Notice released. Public scoping meeting held on April 20, 2009.
- July 2009 and February 2010 – Presentation of the Master Plan to the Wildlife Agencies.
- November 2009 – City wide department review of the document, edits made based on input from other departments.
- November 2010 – Draft Master Plan (2010) and associated amendments were presented to the community planning groups and park advisory bodies for review and comment, and documents were posted to the City’s website. Edits were made based on input.
- November 18, 2010 – Draft Master Plan (2010) and associated amendments were presented at a joint meeting with the Park and Recreation Board and Planning Commission.
- November 6, 2012 - January 7, 2013 – The Draft PEIR public comment period.

## **DISCUSSION**

### **Master Plan Vision and Principles**

The proposed Master Plan provides policy direction for the preservation and development of the entire San Diego River within the City’s jurisdiction. The Master Plan includes a Vision Statement, Principles, Recommendations, Design Guidelines, Implementation Tools and a Regulatory Framework. The vision statement for the Master Plan is to: ‘Reclaim the Valley as a Common, a synergy of water, wildlife and people’.

The five principles are:

1. Restore and maintain a healthy river system.
2. Unify fragmented lands and habitats.
3. Create a connected continuum, with a sequence of unique places and experiences
4. Reveal the river valley history.
5. Re-orient development toward the river to create value

### **General and Specific Recommendations**

General and Specific Recommendations were derived from the community workshops on how the community envisioned the future development of the river area. The General recommendations focus on the entire river area and specific recommendations focus on the six reaches of the river. The reaches include: Estuary, Lower Valley, Confluence, Upper Valley, Gorge and Plateau and are distinguished by hydrologic characteristics and topographic conditions.

### **Design Guidelines**

The Design Guidelines have been refined and identify two distinct areas of the river; the River Corridor Area and the River Influence Area. The River Corridor Area would include the 100-year floodway, as mapped by Federal Emergency Management Agency (FEMA), plus 35' on either side of the floodway. This area would remain for the most part natural and would contain a multi-use river pathway with some locations for passive recreation such as interpretive overlooks and picnic areas. The River Influence Area would be defined as the first 200' from the River Corridor Area on either side of the river. It would be in the River Influence Area that most development would occur. Design guidelines were written to address site planning, architecture and landscape architecture within this area.

### **Design Guidelines and Relationship to MSCP and ESL**

The Design Guidelines include a discussion regarding the relationship of the River Corridor Area with the City's Multiple Species Conservation Program (MSCP) Subarea Plan and the City's Environmentally Sensitive Lands (ESL) regulations. The River Corridor, in many areas along the river, is also mapped with the Multi-Habitat Planning Area (MHPA) of the MSCP. The MHPA represents a "hard line" preserve, in which boundaries have been specifically determined. It is considered a preserve which is constrained by existing or approved development, and is comprised of linkages connecting several large areas of habitat. All development within and adjacent to the MHPA are subject to the MSCP's Land Use Considerations and Land Use Adjacency Guidelines. These MSCP guidelines are implemented through compliance with the MSCP Subarea Plan, ESL regulations, and the City's Biology Guidelines.

In addition to the mapped MHPA, the River Corridor Area contains wetland habitat and is subject to ESL Regulations. The ESL Regulations require a wetland buffer to be maintained adjacent to the wetlands as appropriate to protect the functions and values of the existing wetland area. In the Coastal Zone, the wetland buffer is a standard 100-foot minimum width. Outside the Coastal Zone, the buffer is determined by a specific wetland delineation study which involves the evaluation of the site's wetland's function and values. Typically, the determination of a wetland buffer requires consultations with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, to agree on the proposed buffer width. The

wetland buffer might be determined to be the same footprint as the mapped MHPA, or in some cases the buffer would be larger than the MHPA.

During a project proposal, the River Corridor boundary, the MHPA and the wetland buffer would be required to be mapped. In cases where the MHPA and the wetland buffer overlap the River Corridor Area, the River Corridor Area would expand to provide the river pathway outside of these two areas. In addition, any proposed amenities along the river pathway that do not meet the Land Use Considerations of the MSCP would also be located outside the MHPA and the wetland buffer.

### **Implementation**

The Implementation Section focuses on how the master plan could be implemented through certain types of funding, development permits, capital improvement projects, and by federal and state permits. Tools to provide maintenance, management and security could include City funds, development permit conditions for maintenance, the creation of special assessment districts, volunteer efforts from the Coalition and private donations. These tools could be used in certain areas of the river, or in combination when the river park is completed. Ranger programs, neighborhood youth corps programs and 'Adopt the River' programs are discussed as ways to manage the river and provide security. If the City provided maintenance or Ranger programs for the river or sections of the river, then additional City staff would be required.

### **Regulatory Framework**

The last section of the Master Plan discusses the Regulatory Framework for the River, including applicable citywide planning policy documents and agency jurisdiction/permits. There are a number of federal, state and local agencies that would also have direct or indirect involvement with the land planning and resource protection for the San Diego River area. Depending on the type of project proposed along the river valley, these agencies would need to be consulted and in some cases permits would be required.

### **Community Plan and Land Development Code Amendments**

Community Plan and Land Development Code amendments are proposed to provide a consistent policy and regulatory framework for Master Plan implementation. Code amendments affect sections of the Mission Valley Planned District Ordinance, Navajo Community Plan Implementation Overlay Zone, and the Mission Trail Design District Overlay Ordinance. Each of these three existing sections of the Land Development Code contain language on how development should be provided adjacent to the river, but varied from one another and did not provide clear guidance on creating a River Park system and pathway. The proposed amendments would provide consistency and the tools to create the River Park system.

The next step was to prepare amendments to the existing community plans: Mission Valley, Navajo, Tierrasanta and East Elliot. Like the regulations, the community plans contained language about development along the river, but were not consistent with each other and did not look at the river as a river park. The proposed community plan amendments for each of the communities provide policy guidance on the development along the river and refer to the San Diego River Park Master Plan as the guiding policy document for the river.

## **Recommendations from Community Planning Groups and Park Advisory Bodies**

Recommendations from community planning groups and advisory bodies are summarized below, and provided in detail, along with staff responses, in Attachments 5 and 6.

Code Monitoring Team – On April 11, 2012, the CMT voted 7-0-0 to recommend adoption of the amendments to the Land Development Code with comments.

Navajo Community Planners, Inc. – On December 17, 2012, the NCP voted 9-2-1 to recommend adoption of the Master Plan and associated amendments.

San Diego River Coalition – On December 21, 2012, the SDRC voted unanimously to recommend adoption of the Master Plan and associated amendments with requested revisions.

Mission Trails Regional Park Citizen’s Advisory Committee – On January 8, 2013, the MTRP CAC voted 10-0-1 to recommend adoption of the Master Plan and associated amendments with requested revisions.

Wetland Advisory Body – On January 10, 2013, the WAC voted 5-1-2 to recommend adoption of the Master Plan and associated amendments with requested revisions.

Tierrasanta Community Planning Group – On January 16, 2013, the TCP voted 11-0-0 to recommend adoption of the Master Plan and associated amendments.

San Diego River State Conservancy – On January 24, 2013, the SDRSC voted to extend their review period and take action on March 7, 2013.

Mission Valley Planning Group – On February 6, 2013, the MVPG voted 14-0-0 to recommend adoption of the Master Plan and associated amendments with requested revisions.

## **Significant Issues Raised During Public Input**

Through an extensive citywide department review, public meetings, workshops and hearings several significant issues were frequently raised. The following issues and areas of concern are listed below with staff responses.

*1. The Master Plan does not provide enough flexibility for future development to occur.*

The Master Plan is a policy document which guides development along the river area. Implementation of the Master Plan is through the amendments to the Land Development Code (LDC). Within the LDC flexibility is provided through the Planned Development Permit (PDP) regulations. These regulations allow all development to accommodate, to the greatest extent possible, an equitable balance of development types, site constraints, development regulations and community and City benefits. This language was added to the Master Plan within Section 4.1 Purpose of Design Guidelines.

*2. The required Wetland Buffer should be a set width along the river and the Wetland Buffer should be expanded as much as possible.*

The required Wetland Buffer is a requirement of the Environmentally Sensitive Lands (ESL) Regulations of the Land Development Code. The regulations state 'Impacts to wetlands, shall be avoided. A wetland buffer shall be maintained around the wetlands as appropriate to protect the functions and values of the wetlands. In the Coastal Overlay Zone the applicant shall provide a minimum 100-foot buffer, unless a lesser or greater buffer is warranted as determined through the process described in these regulations.' The Master Plan acknowledges the importance of the Wetland Buffer, refers to the ESL regulations for the determination of the width, and states that the River Pathway shall be outside the Wetland Buffer. This language is found in the Master Plan in Section 4.2 Relationship to MSCP and ESL.

*3. Population-based park credit for new residential development should be given for all projects that construct the River Pathway or adds other River Park Elements to the River Corridor or River Influence Areas equivalent to the area of the River Park Improvements.*

Language was added to the Master Plan, Section 4.1, to provide criteria for population-based park credit:

Where development constructs the River Pathway Corridor consistent with Design Guidelines Sections 4.3.2 through 4.3.4 and the Recreation Element of the City's General Plan, population-based park credit may be granted commensurate to the River Pathway Corridor area. Where a development proposal includes the provision of park space to address population-based park requirements outside of the River Pathway Corridor area, population-based credit may be granted if consistent with the Design Guidelines, the Recreation Element of the City's General Plan and upon approval as identified in the City Council Policy – Community Notification and Input for City-Wide Park Development Projects.

This statement provides clarification on how population-based park credit will be provided to the River Pathway area and to Park areas outside the River Pathway area. If the River Pathway design meets the Master Plan and the Recreation Element of the General Plan then staff can approve this area as providing population-based park credits during the discretionary permit process.

Because the Master Plan does not go into detail on what should be provide in a Population-based park, the Master Plan states these areas must be designed with public input per Council Policy for Community Notification. This will assure that all areas to receive population-based park credit, outside the River Pathway, will be designed through community workshops and that the proposed park will go before the Park and Recreation Board prior going to Planning Commission or City Council for approval. With this process the City can be assured that population-based park credits are being allocated to projects that are providing public park amenities, and that the community and the Park and Recreation Board agree to the credits.

All private parks not requesting population-based park credits would not be required to go through the Council Policy for Community Notification.

*4. Add polices or guidelines to the Master Plan that addresses homeless populations, criminal activity and security.*

The Master Plan cannot directly address certain groups of people or activities, but it does address trail safety and crime prevention throughout the document and specifically in Section 4.3.4.9 ‘River Pathway and Trail Safety and Crime Prevention through Environmental Design’ and Section 5.3 ‘Maintenance, Management and Security. The Design Guidelines have been written to provide activity and access to the river with the intent of increasing safety and security, including the following; public access is to be provided from public streets and adjacent buildings; site amenities are to be provided along the River Pathway; plant placement and visual openings to the river; building transparency and open fencing. Specifically, Section 4.3.4.9 and 5.3 are design guidelines from the San Diego Police Department on how to address issues of safety and crime prevention.

Homeless encampments in the river valley are considered a police issue and enforced through the Police Department. The City also has a Homeless Hot Team that response to public calls on these issues. In addition, the new State Water Quality Regulations will require the City (Storm Water Department) to meet higher water quality standards and remove human and domestic animal waste from water entering the ocean. This will require the City to fund and provide a more active role in the removal of encampments that are affecting water quality. All of these programs will continue to work toward removing encampments from the river area.

## CONCLUSION

The San Diego River Park Master Plan is a comprehensive policy document that provides a vision, principles to guide decisions, recommendations to implement the principles, design guidelines for private and public projects and implementation recommendations. This policy document, along with the amendments to the four community plans and the three sections of the Land Development Code, provides a plan and process to reclaim the valley as a common, a synergy of water, wildlife and people.

The San Diego River Coalition, the San Diego River Conservancy, along with multiple community planning groups and advisory bodies, played key roles in preparing the Master Plan and associated amendments. Their continued involvement will be important to its successful implementation.

## ALTERNATIVES

1. Adopt the draft San Diego River Park Master Plan (Master Plan), Draft Community Plan Amendments for Mission Valley, Navajo, Tierrasanta, and East Elliot and the Draft Land Development Code Amendments for the Mission Valley Planned District Ordinance (MV PDO), Navajo Community Planned Implementation Overlay Zone (CPIOZ) and the Mission Trails Design District Ordinance and Design Manual (MTDD) with edits.
2. Do not adopt the draft San Diego River Park Master Plan (Master Plan), Draft Community Plan Amendments for Mission Valley, Navajo, Tierrasanta, and East Elliot and the Draft Land Development Code Amendments for the Mission Valley Planned District Ordinance (MV PDO), Navajo Community Planned Implementation Overlay Zone (CPIOZ) and the Mission Trails Design District Ordinance and Design Manual (MTDD).



Respectfully submitted,

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Nancy Bragado  
Program Manager, DSD

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Prepared by: Robin Shifflet,  
Park Designer, DSD

(RS/rs)

Attachments:

1. Final Draft of the San Diego River Park Master Plan Executive Summary is attached and the (full) Final Draft Master Plan and Associated Amendments is available at:  
<http://www.sandiego.gov/planning/programs/parkplanning/sdriverplan.shtml>
2. Draft Program EIR is available at:  
<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>
3. San Diego River Park Economic Analysis Report Executive Summary is attached and the (full) Final Report is available at:  
<http://www.sandiego.gov/planning/programs/parkplanning/sdriverplan.shtml>
4. November 15, 2012 Matrix of Community Comments from December 2010 to March 2011 and Staff Responses is available at:  
<http://www.sandiego.gov/planning/programs/parkplanning/sdriverplan.shtml>
5. Community Planning Groups and Park Advisory Bodies Comments, Request for Revisions and Responses
6. San Diego River Park Master Plan Revisions Errata Sheet

Note: Attachments 1-4 are available electronically at the websites listed above. Printed copies available for review in the Offices of the Planning Division, located in the City Operations Building, 1222 First Avenue, on the 4<sup>th</sup> floor.

**Resolution No: 13-01**

**RESOLUTION OF THE GOVERNING BOARD OF  
THE SAN DIEGO RIVER CONSERVANCY**

**Endorsing the City of San Diego's Draft San Diego River Park Master Plan**

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WHEREAS, the City of San Diego's Draft San Diego River Park Master Plan (Draft Plan) implements the statutory objectives of the San Diego River Conservancy Act; and

WHEREAS, the Draft Master Plan complements and is consistent with the San Diego River Park Conceptual Plan, as well as, SDRC's Five Year Strategic Plan Update; and

WHEREAS, the San Diego River Coalition and its membership has formally approved the Draft Plan; and

WHEREAS, the Governing Board and Conservancy staff have reviewed and commented on the Draft Plan throughout its development; and

WHEREAS, staff of the City of San Diego have conducted workshops and presentations to solicit comments and address concerns expressed by Community Planning Groups and Advisory Bodies along the River; and

WHEREAS, the Governing Board of the San Diego River Conservancy discussed the final Draft of the San Diego River Park Master Plan at its January 24 and March 7, 2013 public meetings.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the San Diego River Conservancy:

1. Endorses the City of San Diego's Draft San Diego River Park Master Plan.
2. Authorizes the Executive Officer to incorporate, in consultation with the Governing Board and the San Diego River Coalition, the Plan's vision and principles when drafting Annual Work Plans.
3. Requires the Executive Officer to consider its recommendations when preparing Infrastructure Plans for future general obligation bond funding or other potential appropriations.

Approved and adopted the 7th day of March 2013. I, the undersigned, hereby certify that the foregoing Resolution Number 13-01 was duly adopted by the San Diego River Conservancy's Governing Board.

Roll Call Vote:

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

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Kevin McKernan  
Executive Officer

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **8**

SUBJECT: **SAN DIEGO RIVER COALITION: 2013 WORK PLAN  
(*INFORMATIONAL*)**

Chair of the San Diego River Coalition will present the  
recommendations of the 2013 Work Plan

**Presentation and Report:**  
Rob Hutsel, Chair  
San Diego River Coalition

2013 Adopted San Diego River Coalition Work Plan

Land Acquisition							
ID	Priority	Title	Type	Description	Estimated Cost	Coalition Assignment	
1	1	River Parkway	Acquisition	Acquire easements or fee title properties within the River 100 year floodplain and adjacent areas which can be incorporated into the river park system	TBD	Multiple	
2	2	River Parkway Connections	Acquisition	Acquire easements or fee title properties which are needed to create connections to community facilities and trails	TBD	Multiple	
3	2	Famosa Slough Additions	Acquisition	Acquire 1 parcels to add to Famosa Slough	640000	FoFS	
4	2	Headwaters Protection Program	Acquisition	Protect identified lands near El Capitan Reservoir and the Upper San Diego River Gorge for 1) Wildlife Corridors to River Corridor; 2) Reservoir Buffer; 2) Trail Access; 3) Viewshed Protection: 4) Continuity of Public Lands	\$1,610,000	SDRPF	
5	3	Watershed	Acquisition	Protect lands for the following: 1) Wildlife Corridors to River Corridor; 2) Reservoir and Stream Buffers; 2) Trail Access; 3) Viewshed Protection: 4) Continuity of Public Lands	TBD	Multiple	
<b>Priority 1 TOTAL</b>					<b>TBD</b>		
Tentative							
6	2	Middle San Diego River Acquisition and Restoration	Acquisition	This project will acquire 100 acres along the San Diego River and restore it for habitat and water quality purposes.	TBD	LRPC	

2013 Adopted San Diego River Coalition Work Plan

<b>PARK, Centers and Other Improvements</b>						
<b>ID</b>	<b>Priority</b>	<b>Title</b>	<b>Type</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Coalition Assignment</b>
1	1	Old Town Center	Planning	This is to support the transfer of the former Caltrans Headquarters to State Park or another entity. Funding would be used to support a community design process for the use of the facility.	\$200,000	SDRPF
2	1	Discovery Center at Grant Park	Construction	This is to create a 17 acre nature park, community center and discovery center.	\$6,300,000	SDRPF
3	1	Gateway Project - Murphy Canyon Road	Planning	This is to conduct a community design process for a City of San Diego owned property which can serve as a gateway to the River Park	\$35,000	SDRPF
4	1	Old Mission Dam Maintenance Project	Implement	This is to develop and implement and ongoing project to protect the Historic Old Mission Dam from sediment accumulation.	\$1,577,336	MTRPCAC
5	2	Lakeside Nature and Culture Center	Construction	This is to construct a nature center on property which has been secured for this use.	TBD	LRPC
6	2	Estuary Center	Planning	This is to explore the location, cost and programming of a outdoor interpretive center along Sea World Drive.	\$100,000	SDRPF
7	2	Estuary Trail Enhancement Plan	Planning	This is to design a vision for the River Trail on the south bank of the Estuary.	\$125,000	SDRPF
8	2	Eagle Peak Preserve Facility	Planning	This is to explore the feasibility and design of a interpretive facility and staging area.	\$150,000	SDRPF
9	2	Hanson Pond Facility	Planning	This is to consider the design and feasibility of a public facility at Hanson Pond.	\$150,000	LRPC

2013 Adopted San Diego River Coalition Work Plan

10	2	Heritage Museum	Planning	This is to design and implement an interpretive program for a heritage center in Mission Valley in a building which will be donated.	\$85,000	SDRPF
11	2	Lakeside Science Field Station	Construction	This is to create a Science Field Station within the Lakeside River Park	TBD	LRPC
12	3	Stadium River Park	Planning	This is to advance a world-class river park and river restoration plan at Qualcomm Stadium if the facility use changes.	TBD	SDRPF
13	3	Tierrasanta Blvd. Overlook	Construction	This is to design and construct an overlook of the San Diego River and Mission Gorge at the terminus of Tierrasanta Blvd.	TBD	FOTC
14	3	Ruffin Canyon Education Station	Study	This is to explore the feasibility and design of an education center at the top of Ruffin Canyon.	TBD	FORC
15	3	Estuary Center	Construction	This is to construct the estuary center if it is determined feasible.	TBD	SDRPF
16	3	Camping Facilities Assessment	Planning	This is to explore the feasibility of a system of public camping sites from the mountains to the ocean along the River Trail.	TBD	UNK
17	3	Eagle Peak Preserve Facility	Construction	This is to construct an interpretive facility and staging area if it is feasible.	TBD	SDRPF
18	3	Hanson Pond Facility	Construction	This is to construct a public facility if it is determined to be feasible.	TBD	LRPC
<b>Priority 1 TOTAL</b>					<b>\$8,112,336</b>	

2013 Adopted San Diego River Coalition Work Plan

SAN DIEGO RIVER TRAIL SYSTEM							
ID	Priority	Title	Type	Description	Estimated Cost	Coalition Assignment	Agency Priority
1	1	El Capitan Reservoir	Feasibility	Conejos Creek to Reservoir Boat Ramp and community connections	100000	SDRPF	no
2	1	Hanson Pond	Construction	Multi-Use Earthen Trail from El Monte Road to Ashwood	2000000	LRPC	no
3	1	Stadium to Fenton Parkway	Construction	Paved Trail from Stadium to existing trail at Fenton Parkway	600000	SDRPF	yes
4	1	West River Crossing	Construction	Paved Trail from Sefton Field to Friars Road connecting YMCA	1000000	SDRPF	yes
5	1	Mid-Block Crossing	Construction	Mid-block crossing on Camino del Este. South side of river.	400000	SDCBC	yes
6	1	Mission Valley Greenway Crossing	Construction	Build bridge to cross roadway over Qualcomm Way on south side of river as demonstration for other FSDRIP crossings	1754000	SDRPF	no
7	1	County of San Diego Parcel	Construction	This is a .386 mile trail across a County of San Diego owned property in Santee.	313000	FOSRP	yes
8	2	Mast Park to Town Center Park	Construction	This is to construct a trail from the existing trail at Cuyamaca St. to a County owned property. This project should hold until it is determined if a trail across the County property is feasible.	350000	FOSRP	yes
9	2	Hanlon Walker Trail	Construction	City of Santee project across this property once it is acquired	2500000	FOSRP	yes
10	2	Mast Park West to W.Hills Parkway	Construction	Multi-Use Trail from Mast Park West connecting to W. Hills Parkway	1500000	SDRPF	yes
11	2	Sefton Park to AAA Trail	Construction	Conduct improvements to complete missing gap	TBD	SDRPF	no
12	2	Channel Road Gap	Construction	Multi-Use Earthen Trail from Channel Road to existing trail at Highway 67 includes acquiring easement from private land owner	175000	LRPC	yes
13	3	Forester Creek Connection	Feasibility	Explore opportunities for trail connection between Forester Creek Bike Path and River Trail	TBD	FOSRP	no
14	3	Mission Valley Crossing	Construction	Construct Bridge for crossing between Stadium/Library and Camino del Rio S.	TBD	UNK	yes
15	3	El Monte Valley	Construction	Class 2 Bike Lanes from El Monte Park to Hanson Pond	TBD	UNK	no
16	3	Grantville Corridor	Construction	Multi-use paved trail from MTRP to Stadium	TBD	SDCBC	yes
17	3	Rim to Rim Trail	Construction	Multi-Use Trail from Normal Heights to Camino del Rio N and Ruffin Canyon to River Trail	TBD	Multiple	yes
18	3	805 Gap	Construction	Build culvert crossing to connect River Trail under 805	TBD	SDRPF	no
19	3	West Mission Valley Trail	Construction	Multi-Use Paved Trail from West River Crossing to Fashion Valley Road.	TBD	UNK	no

2013 Adopted San Diego River Coalition Work Plan

20	3	Pacific Highway Connection	Construction	Create paved multi-use connection from Pacific Highway to Friars Road.	TBD	UNK	yes
21	3	El Monte Valley Trail Plan	Study	Earthen Trail System in Valley	TBD	UNK	no
				<b>PRIORITY 1 TOTAL</b>	<b>\$4,100,000</b>		



2013 Adopted San Diego Coalition Work Plan

<b>HABITAT RESTORATION &amp; ENHANCEMENT</b>						
<b>ID</b>	<b>Priority</b>	<b>Title</b>	<b>TYPE</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Coalition Assignment</b>
1	1	El Capitan Reservoir	Implementation	Remove Arrundo from Buffer Area around Reservoir	75000	SDRPF
2	1	Estuary	Implementation	Remove invasives in Estuary	50000	SDRPF
3	2	Stadium Segment	Implementation	Remove Invasives on property owned by City of San Diego Public Utilities Department	TBD	SDRPF
4	2	City of San Diego at Carlton Hills GC	Implementation	Complete Removal of Invasives	TBD	FOSRP
5	2	Mast Park West	Study	Remove Invasives	TBD	FOSRP
6	2	Sefton River Park	Study	Remove Invasives. Complete work after Mission Valley West River Crossing	TBD	FOMVP
7	2	County of San Diego Property in Santee	Implementation	Remove Invasives	TBD	FOSRP
8	2	Chocolate Creek, Los Coches Creek and Other Areas Private Landowner Invasive Plant Removal	Study	Work with Property Owners to Remove Invasives along tributaries	TBD	BCLT, LRPC
9	2	Hanson Pond	Implementation	Examine oportunities to restore the pond	\$3,900,000	LRPC
10	2	Crowne Plaza Riparian Area	Study	Work with Property Owners to Remove Invasives	TBD	SDRPF
11	2	El Monte Valley - Upper	Study	Remove Invasives from Public Property below El Capitan Dam	TBD	SDRPF
12	3	Cedar Falls to El Capitan Reservoir	Study	Work with Land Owners to Map Invasives and Develop Action Strategy as access is allowed	TBD	SDRPF
13	3	RCP Property	Study	Work with Property Owners to Remove Invasives	TBD	UNK
14	3	El Monte Valley - Middle	Study	Work with Property Owners to Remove Invasives	TBD	UNK
15	3	MidWest TV Riparian	Study	Work with Property Owners to Remove Invasives	TBD	UNK

2013 Adopted San Diego Coalition Work Plan

<b>HABITAT RESTORATION &amp; ENHANCEMENT</b>						
<b>ID</b>	<b>Priority</b>	<b>Title</b>	<b>TYPE</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Coalition Assignment</b>
16	3	Private Property Project	Study	Develop a program to remove invasives on private property along the River in Mission Valley	TBD	SDRPF
17	3	805 to Qualcomm Way	Study	Work with Property Owners to Remove Invasives	TBD	SDRPF
18	3	Major Tributaries	Study	Map Major Tributaries and develop action plan as needed	TBD	UNK
19	3	Estuary Cobble Project	Implementation	Recontour area near I-5 and re-create appropriate habitat	TBD	UNK
				<b>Priority 1 TOTAL</b>	<b>\$125,000</b>	

Adopted 2013 San Diego River Coalition Work Plan

<b>WATER QUALITY</b>						
<b>ID</b>	<b>Priority</b>	<b>Title</b>	<b>Type</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Coalition Assignment</b>
1	1	Remove Trash and Debris	Implementation	Document and Remove Debris and establish ongoing management program	75,000	SDRPF
2	2	Map Hydromofications	Study	Document Hydromodifications to major tributaries and connections to urban canyons	TBD	SDRPF
3	2	Monitoring Program Expansion	Study	Expand Data Integration and monitoring programs	TBD	SDRPF
4	2	Determine Watershed Effective Boundaries	Study	Stormwater is being pumped into watershed. This needs to be mapped to determine effective watershed boundaries	TBD	SDRPF
5	2	Develop Action Plan to Remove Hydromodifications	Study	Based upon Hydromodification Study	TBD	SDRPF
6	2	SD Mission Road Bridge	Study	Study benefits of all-weather crossing	TBD	SDRPF
7	3	Estuary Model	Study	Conduct sediment transport study to determine health and management strategy	TBD	UNK
8	3	Tributary Pre-Treatment	Study	Determine opportunities for runoff pre-treatment prior to entering main stem of river	TBD	UNK
9	3	Kumeyaay Lake Berm Restoration and Dredging	Construction		TBD	MTRPCAC
10	3	Implement Hydromodification Removal Strategy	Construction	implement recommendations of Action Plan	TBD	UNK
				<b>Priority 1 TOTAL</b>	<b>\$75,000</b>	
11	1	Unnamed	Implementation	Removal of hydromodifications on Cedar and Boulder Creeks with subsequent restoration	2500	Sierra Club

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **9**

SUBJECT: **EXECUTIVE OFFICER'S REPORT  
(INFORMATIONAL/ACTION)**

The following topics may be included in the Executive Officer's Report. The Board may take action regarding any of them:

**Helix Water District: (*El Capitan Golf Club, LLC v. Helix Water District*)**  
(Status Report)

**Department of Transportation: Auction / Former Old Town Office**  
(Status Report)

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: **10**

SUBJECT: **NEXT MEETING**

The next regularly scheduled board meeting is scheduled for  
May 2, 2013 from 2:00 to 4:00 p.m.

State of California  
San Diego River Conservancy

EXECUTIVE OFFICER'S SUMMARY REPORT  
**Meeting of March 7, 2013**

ITEM: 11

SUBJECT: **ADJOURNMENT**