

SAN DIEGO RIVER PARK DRAFT MASTER PLAN
PROPOSED REVISIONS
San Diego River Coalition
April 15, 2005

Final revisions to the Draft Master Plan per San Diego River Coalition input.

General

Should have glossary of river terms (ie floodway, floodplain, low flow channel, recharge area, etc.)

Page 8 - Reclaim the Valley as a Common

By aggregating, ~~remaining~~ open land, reclaiming an identifiable river corridor, and.....

Page 9 – Reorient development toward the river, 3rd sentence

Working with property owners, the San Diego River Park can also promote...

Page10 – Return the River to Health

Improve the river pattern and water quality by separating stream flow from ponds and look for opportunities to create a wider riparian corridor with more meander. Remove ~~exotic~~ invasive non-native vegetation and plant a diversity of native species to reestablish a range of native plant communities ~~in the valley~~.

Page 15 – Introduction

Include a paragraph that the planning area includes private property and that the property owners have specific property and development rights. Also state that the Master Plan supports working with private property owners on future development and re-development of property to implement the goals of the river park Master Plan and meet all approved plans and codes.

Include a paragraph that general recommendations are made throughout the document. These recommendations are not blanket recommendations that apply to entire planning area and may not be appropriate in all locations or situations. This plan recommends seeking opportunities, as they arise with property owners, to implement these recommendations.

Page 20 – Ecological Benefits

Today the wildlife habitats within the river valley are disconnected, impaired and isolated from upland habitat. This Park offers the opportunity to ~~create significant habitat and~~ reconnect existing habitat within and across the valley. ~~Currently,~~

~~most of the native habitat within the valley is out of sight and out of reach of humans, and is therefore disconnected from the daily experience of the San Diego residents and visitors. By expanding~~ reconnecting wildlife habitat the ecological health of this system can be improved. ~~and rebuilding animal populations, this natural jewel can once again be part of the day to day experience of San Diegans.~~ To be successful, much of the habitat must remain protected from human encroachment. However, a balance must be found that increases awareness of the fragility of the system and educates river valley visitors about the wildlife and habitat of the valley, while protecting it.

Page 20 – Educational Benefits

Currently, most of the native habitat within the valley is out of sight and out of reach of humans, and is therefore disconnected from the daily experience of the San Diego residents and visitors. The creation

Page 20 – Potential Economic Benefits

By creating the river park and improving the condition of the ~~valley and~~ river's health, the Park will property values will be enhanced ~~the value of property along the corridor.~~ The Park will become an asset that will leverage higher quality land uses in the future.

Page 20 – Potential Economic Benefits – 4th paragraph

~~By improving the valley conditions and river health,~~ The San Diego River Park will....

Page 20 – Cross section

Provide a picture of a river park that “paints” the vision of a successful river park. Todd, do you have any pictures of “before and after” of the S. Platte?

Page 26 – Mission Valley Community Plan – 2nd paragraph

Foremost among these issues is flooding, a significant problem ~~which has worsened with the increasing urbanization of the floodplain for the surrounding communities.~~ Other Impacts of future development along the river and the watershed must be carefully considered. While the river can provide ~~development with~~ a significant scenic amenity,....

Page 35 – Principle Two: Reclaim the valley as a common 1st paragraph

As recently as the 1950's the San Diego river valley ~~provided green relief from the urban environment surrounding it~~ was farmland and open pastures. As the valley land uses changed from agriculture to shopping malls and offices ~~this a~~

sense of ~~shared~~ open space was lost. Creating the San Diego River Park offers the potential to again have the river corridor be a place that ~~all~~ residents of the city can come to enjoy the experience of nature. By seeking to assemble aggregating as much of the remaining open land within ~~the~~ this river corridor valley as possible, ~~reclaiming a distinct and identifiable River Park~~ and restoring the river's riparian integrity, a ~~greater sense of the valley as a place for people and for wildlife can be re-established.~~ people can be reconnected with nature and a distinct and identifiable River Park will be created.

Page 35 - Principle Two: Reclaim the valley as a common 3rd paragraph

Key to establishing a river identity is defining an appropriate corridor. ~~A river that is channelized, squeezed between development, or otherwise marginalized does not have sufficient space for the variety of vegetation and wildlife that creates a real landscape.~~ The river corridor must be wide enough for natural landscape expression, provide common space for people, and integrate with the surrounding community.

Page 39 - Principle 6, 2nd paragraph, 2nd sentence

Work with property owners to ~~Existing development should~~ seek ways.....

Page 40 – Principle Seven: Create a synergy of water, wildlife and people 2nd paragraph.

There are places where development is appropriate and places where ~~existing~~ undeveloped land may best serve....

Page 43 – repeat paragraph that was written for introduction about general recommendations.

Page 44 – Return the river to health.

Improve the river pattern and water quality by separating stream flow from ponds and look for opportunities to create a wider riparian corridor with more meander. Remove ~~exotic~~ invasive non-native vegetation and plant a diversity of native species to reestablish a range of native plant communities ~~in the valley.~~

Page 45 – Intent 5th paragraph

Human activity has pushed ad squeezed the river for decades, resulting in constrictions, channelization and ponds, both.....The San Diego River Park should look for opportunities to separate river flow from ponds, remove river constrictions, and broaden the width of the river's meander belt (that portion of the flood plain in which the river alters it's course as a result of a major flood event) river channel to allow the necessary width for meandering and braiding,. This ~~redesigned river channel~~ will result in a longer river ~~and expanded~~

~~floodplain; these improvements~~ that will in turn expand riparian habitat and improve water quality through the increased duration of water contact with soil and vegetation.

Page 45 - Recommendations

Seek opportunities to:

- Augment flows.....

Page 47 – Expand the ~~floodplain~~ river's recharge area

1st paragraph, 1st sentence

In conjunction with the preceding recommendation, where opportunities exist, ~~another means of~~ increasing the river length via meander by removing.....

Page 47 2nd paragraph

Past development in the floodplain and projects that have channelized the river exacerbate flooding problems and increase the potential economic damage of major flood event's. ~~No further development should be allowed in the floodplain and every effort should be made to expand the floodplain by recontouring the river channel.~~ Development should look for ways to provide future projects that would not degrade the river's natural carrying capacity, water quality or riparian habitat. Such land use decisions should be made with sensitivity to the river.

Page 47 - last paragraph

Responsible agencies need to treat stormwater runoff from highways ~~should be treated~~ prior to its reaching the river.

Page 49 – Establish desirable and appropriate corridor width objectives 2nd paragraph

An important element of establishing adequate corridors is encouraging development and redevelopment to take place ~~further~~ an appropriate distance from the river's edge.

Page 49 – Acquire open lands and pursue easements.

~~Acquire existing open space parcels or easements on private property~~ To expand, unify, and connect the river corridor, open space parcels or easements on private property should be acquired.

Page 49 – Eliminate invasive plant species....1st paragraph

Floodplains recaptured in natural vegetation offer great promise in improving ecological functions. Invasive non-native plant species.....

Page 49 – Naturalize floodplain areas

~~Floodplains recaptured in natural vegetation offer great promise in improving ecological functions. (this section discusses recontouring)~~

Page 50 - Picture

~~Tunnel under Friars Road should be reopened to~~ provides a link to the..... *(the tunnel has been reopened)*

Page 50 – Establish “Green Gateways” 2nd paragraph

Large-scale gateways are appropriate at locations where highways such as I-5, SR-163, ~~I-805~~, and I-15 cross the San Diego River Valley. I-805 offers a visual gateway to the valley below. These plantings include native trees and understory vegetation selected from the Native Plant Species Lists in appendix i. ~~Western Sycamore (Platanus racemosa)~~ Fremont Poplar, (Populus fremontii)......

Page 52 ~~Morena Linda Vista Trolley Enhancement~~ Public Infrastructure

Building upon the public infrastructure, as an example, a trolley stop, as a community focal point center, and interpretive site, and connection to river park trails. This is an example of the type of idea the San Diego River park seeks to achieve. ~~Although this particular site is developing in other ways this conceptual approach could be applied elsewhere in the valley.~~

Delete entire second paragraph. Delete names of streets in graphic and delete Loma Vista Trolley Stop in the title of the graphic. ~~A model for~~ An example of
...

Page 53, Create Connections from Ocean Beach to Santee, 1st paragraph, second sentence

~~Referred to in this document as the San Diego River Park Trail, this primary trail should be continuous and uninterrupted by conflicts with vehicles, paved in all areas except in Mission Trails Regional Park, and open to all non-motorized vehicles (bicycles, roller blades, skateboards,) and pedestrian uses. The trail is referred to in this document as the San Diego River Park Trail. The primary trail should be continuous and uninterrupted by conflicts with vehicles, and open to all non-motorized vehicles and pedestrian uses. Wherever possible, the trail should be paved. Paved trails of any kind are not allowed within Mission Trails Regional Park with the exception of the existing Father Junipero Serra Trail and Lake Murray path. However, alternative trail surface materials to harden and stabilize the tread, that work esthetically and environmentally with the surrounding landscape and meet the needs of non-motorized vehicles, may be used only with the approval of the Park and Recreation Department managing Mission Trails~~

Regional Park and with concurrence of the Mission Trails Regional Park Citizens' Advisory Committee and Task Force.

(This will also be incorporated in the General Recommendations/Recreation and Cultural Interpretation/Create Multi-Use Paths section page 54 and in the Design Guidelines/Path and Trail Design section on p 100.)

Page 58 – Cross sections

Label “Typical Cross Section of Reaches”

~~Extent of 1 mile limit.~~ *(all the preceding and following cross section should have this change made)*

Page 59 – Cross section

Shouldn't ½ mile be 1 mile?

Page 66 – Intent 3rd paragraph

For the San Diego River Park to succeed however it is essential that ~~intensive~~ development reorient itself towards the river to provide a synergy with retreat ~~from the river corridor, while providing to allow some~~ “breathing room” for wildlife habitat, trails, natural open space, and public spaces. By re-vegetating adjacent areas and rights-of-way with native species, the infrastructure that has ~~choked~~ disconnected the side canyons may serve as the means to reestablish wildlife connections to upland open space.

Page 66- Recommendations

- Establish appropriate open space corridor width ~~as much as the full floodplain within undeveloped areas.~~
- ~~Explore~~ Pursue opportunities to acquire a portion of Riverwalk Golf Club if it redevelops. ~~(the width of the existing floodplain)~~

Page 66 – last paragraph

Moving density away from the river will allow the San Diego River Park to ~~incorporate critical wildlife habitat corridors~~ provide for appropriate corridor width.

Page 67 – Key Points

- ~~Potential for site to redevelop for more intensive use makes time critical to taking action.~~

- ~~As the site specific development plan is updated.~~ Establish an appropriate open space and habitat corridor. ~~width that follows the existing floodplain, varying in width.~~ The open space.....

Page 68 – Key Points

- The “Mission City” bridge project was proposed by the City in 2002, but was not approved. ~~As development continues in this area.~~ This project may.....

Page 70 – Existing Stadium Improved

If the existing stadium were to remain, the site can be substantially improved by creating mixed use development along Friars Road that incorporates structured parking, thus reducing the need for existing parking along the river extent of pavement.

Page 71 – Graphic

Fuzz out graphic before showing Mission City bridge extension.

Page 72 – Murray Creek Enhancement 2nd paragraph

~~If it is necessary~~ The other alternative is to extend Hazard Center Drive, the culverts should be replaced and to replace culverts with a bridge structure....

Page 74 – map

Mission City bridge needs to be relocated over the river. (*correct on all graphics*)

Serra ~~m~~ Mesa. (*correct on all graphics*)

Page 77

L16S – move to general recommendations on page 66

L17S – Recommendation – Collaborate with property owners toward creating river park oriented developments and where possible explore potential to acquire some or all of the undeveloped land adjacent to the river

L17S – Implementation – Engage land owners in dialogue to explore potential ~~to acquire land or to create easement~~ river park project opportunities and/or purchase of open space lands, or easements adjacent to the river.

Page 82, Key Points

Add a bullet that states “Create a trail connection from the Tierrasanta Community to the San Diego River Park Trail with an overlook at the upper elevation and a waystation at its intersection.”

Page 86 – Graphic

Include overlook at the Tierrasanta trail connection. Move waystation symbol to intersection of Tierrasanta Trail and San Diego River Park trail. Include the trapezoidal lot within the Key site for Admiral Baker Golf course.

Page 87 – U7L- Recommendation

Create trail connection to Tierrasanta neighborhood with the San Diego River. This would include an overlook at the higher elevation.

Page 97 – Corridors/Buffers

1st paragraph, 3rd sentence

A minimum Habitat and Open Space corridor should be preserved for the river. ~~This zone corridor is should~~ generally within align the existing floodway ~~(measured from the average center line of the river channel) This open space zone~~ and should provide adequate space for improving river hydrologic function by allowing the channel to be separated from ponds, to be widened to allow for recreating meanders in some locations, and to provide functioning ~~home~~ habitat for a variety of species.

2nd paragraph

The Habitat and Open Space Corridor ~~should~~ may not exactly follow be centered on the river channel itself and should vary in width, reaching beyond the native riparian zone to provide a diversity of native vegetation an habitat to provide for a viable ecosystem.

3rd paragraph

A paved multi-use trail should be located outside of the Habitat and Open Space Corridor, ~~with a trail corridor in addition to the dimension of the Habitat and Open Space Corridor.~~ The alignment of the Habitat and Open Space Corridor should allow for the multi-use path trail to occasionally cross over the river and run parallel to it for short distances.....

4th paragraph

Vegetation within the Habitat and Open Space Corridor should include a range of native plant communities; form a continuum from riparian, freshwater marsh, reaching into side canyons that includes coastal sage scrub, to coast

Page 98 – Habitat and Open Space Corridor, San Diego River, minimum total widths

Lower Valley Equal to follow 100 year floodway....

Upper Valley Equal to follow 100 year floodway....

Water Quality Buffer, minimum width...

All reaches: 100' (from edge of ~~full stream bank~~ low flow channel)

A vegetative buffer adjacent to the river is important to provide filtration of runoff from adjacent development. The preferred width for such a buffer is 100' from the edge of the river as measured at low flow condition (the edge of water flowing at capacity but below flood stage). This buffer is included within the Open Space and Habitat Corridor, and therefore within the boundaries of the floodway. In some locations, the edge of the floodway is less than 100' from the edge of the river. As development and redevelopment occur in such locations, it is encouraged that appropriate measures be included in the site specific planning process to consider management of runoff to protect and improve the water quality of the river.

Page 99 – Sections

~~Full Stream Bank Condition~~ – Low Flow Channel (in both sections)

Remove “equal”(in both sections)

Page 103

Maintenance, 2nd paragraph

Land in private ownership ~~will~~ may require alternative approaches, such as ~~maintenance assessment districts, donations from adjacent development, and volunteer efforts, and/or maintenance assessment districts.....~~ An alternative approach where a maintenance district is not yet established is to create permit requirement for private ownership to maintain property to ensure that it is maintained to a minimum level.

Plant Groups, 1st paragraph

The use of native plants should be encouraged. Over time the valley should evolve to be primarily native plant species..... In the Open Space Corridor, all ~~exotic~~ non-native vegetation.....

Plant Groups, last paragraph, last sentence

This group focuses on native species, but also incorporates appropriate non-native invasive ornamentals.....

Page 110 – Incorporate the San Diego River Park Master Plan into the City’s Policies & Regulations

Add a sentence or two into the beginning paragraph that states that the plan does not advocate the implementation of any of these implementing tools at this time.

Page 110 - 1st paragraph, last sentence, second column

Further analysis is needed to determine the proper course of action which includes working with affected community groups, and public and regulatory agencies to resolve conflicts with community plans and other relevant documents.

Page 110, 2nd column, 2nd, 3rd and 4th paragraph

1. Adopt the Master Plan to be part of the Progress Guide and General Plan
The Master Plan could be adopted.....

2. Amend affected Community Plans, Park Plans, and Zoning Codes
In spite of potential conflicts.....

3. Apply an Overlay Zone
An additional tool that could be considered to implement the master plan is to ~~enforce it~~ with an overlay zone, just as the Mission Trails Design..... In this case the master plan could be adopted as guidelines for ~~the~~ an overlay zone. ~~The~~ An overlay zone ~~would~~ can require ~~most~~ some projects to obtain a discretionary permit and would require the projects conform to the River Park Plan. ~~The overlay zone would provide a stronger enforcement tool and could help resolve differences between the River Park plan and the underlying land use plans, park plans, and zoning.~~ The boundaries of the overlay zone would need to be determined working with the affected communities.

Page 116 – Graphic

The graphic is showing parcels as “canyon open space” that are private land in the valley”.

Page 121 – MTBE Isolation

Page 126 – picture

Delete bird picture. Jim Peugh will provide a more appropriate bird example.

Page 128 – Analysis of Recreation within Community Plan Areas, 3rd sentence

Community parks are ~~ideally~~ a minimum 20 acres, but can be reduced to 13 acres if located adjacent to a school with a joint-use agreement.

Page 137 – Vehicular Circulation, 2nd paragraph

~~Congestion is particularly evident in the Mission Valley community on SR 163 I-805 on both sides of the river, including parts of Friars Road, Hotel Circle, Camino del Rio and Rancho Mission Road.~~

Page 148 – L3L – Recreation

Site behind the Union Tribune site could

Page 153 – Native Habitat Species

~~Desert~~ Mexican Elderberry