



THE CITY OF SAN DIEGO

# REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 11, 2013

REPORT NO. PC-13-015

ATTENTION: Planning Commission, Agenda of April 18, 2013

SUBJECT: SAN DIEGO RIVER PARK MASTER PLAN, COMMUNITY PLAN  
AMENDMENTS AND LAND DEVELOPMENT CODE  
AMENDMENTS - PROJECT NO. 121886  
PROCESS 5

APPLICANT: City of San Diego

## SUMMARY

**Issue(s):** Should the Planning Commission recommend the City Council to adopt the San Diego River Park Master Plan (Master Plan), approve the amendments to the Mission Valley, Navajo, Tierrasanta, and East Elliott Community Plans, adopt the amendments to the Land Development Code for the Mission Valley Planned District Ordinance (Chapter 15, Article 14, Division 1) Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14) and the Mission Trails Design District Ordinance (Chapter 13, Article 2, Division 12) and approve the amendments to the Mission Trails Design District Design Manual within the Land Development Manual and certify the Environmental Impact Report No. 121886, and adopt the Findings, Mitigation, Monitoring and Reporting Program and the Statement of Overriding Considerations?

## **Staff Recommendation(s):**

1. **Recommend** the City Council **Certify** the Environmental Impact Report No. 121886, and **Adopt** the Findings, Mitigation, Monitoring and Reporting Program and the Statement of Overriding Considerations; and
2. **Recommend** the City Council **Adopt** the San Diego River Park Master Plan; and
3. **Recommend** the City Council **Approve** the amendments to the Mission Valley, Navajo, Tierrasanta, and East Elliott Community Plans; and

4. **Recommend** the City Council **Adopt** the Ordinances to amend the Land Development Code: the Mission Valley Planned District Ordinance (Chapter 15, Article 14, Division 1), the Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14) and the Mission Trails Design District Ordinance and Design Manual (Chapter 13, Article 2, Division 12); and
5. **Recommend** the City Council **Approve** the amendments to the Mission Trails Design District Design Manual of the Land Development Manual.

**Community Planning Group Recommendation(s):** Several community planning groups and park advisory bodies have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are provided in the DISCUSSION section of this report.

**Environmental Review:** An Environmental Impact Report (EIR) No. 121886 (attached) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below insignificance, most potential impacts identified in the environmental review process. The applicant has also provided CEQA Findings and Statement of Overriding Considerations for significant and unmitigated impacts.

**Fiscal Impact Statement:** All costs associated with the preparation and processing of this project are recovered from the Capital Improvement Project, S-01001 and by the General Fund.

## **BACKGROUND**

The San Diego River, within the City of San Diego, is approximately 17.5 miles long and is located in the following community planning areas: Mission Bay Park, Mission Valley, Navajo, Tierrasanta and East Elliott. 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 Elliott 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 Elliott), 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. Based on feedback from the wildlife agencies revisions to the Master Plan were made to state that recreational use of the water would be on a project-by-project basis, and that the River Pathway would be located outside the wetland buffer, and recreational uses adjacent to the buffer should be passive.

As a result of the workshops and meetings, a new 2010 draft Master Plan was prepared along with a package of implementing actions. In addition, a San Diego River Park Economic Analysis Report, dated May 13, 2010, was prepared by ERA/AECOM. This economic report presents an analysis of four major components that include: Market Analysis, Land Use Analysis, Incremental Property Value Premium, and Funding Techniques and is provided as Attachment 12.

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. The Draft Program Environmental Impact Report was prepared and out for 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. The recommendations, comments and requested revisions are listed in Attachments 13 and 14.

**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 EIR, associated amendments and the 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**

### **Project Description:**

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 feet 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 feet 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 Analysis:

### **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. The following is a brief summary of the Community Plan and Land Development Code Amendments:

- 1. Mission Valley Community Plan** – Within the Plan Elements, the Open Space/San Diego River Section, amendments were made to the introduction, objectives, and proposals to be consistent with the Master Plan. The Development Guidelines were removed and replaced with development to be consistent with the Mission Valley Plan District Ordinance. The Urban Design section was amended to be consistent with the Design Guidelines of the Master Plan. Appendix G was removed in that this information is now provided in the Land Development Code under Flood Hazard Areas (Section 143.0145) and Environmentally Sensitive Lands Regulations (Section 142.0101).
- 2. Navajo Community Plan** – Within the Plan Elements a new section, San Diego River Park Subdistrict, has been added that provides language on existing conditions, objectives and proposals that are consistent with the Master Plan. Within this section is the Community Plan Implementation Overlay Zone (CPIOZ) for the San Diego River Park Subdistrict. This section provides the Supplemental Development Regulations that are consistent with the Design Guidelines of the Master Plan. Within the Parks and Recreation Element, amendments have been made to identify the San Diego River Park as a Resource-based Park. Within the Residential, Commercial, Industrial and Mixed Use Elements language has been amended refer to the San Diego River Park Subdistrict CPIOZ for development along the river.
- 3. Tierrasanta Community Plan** – Within the Plan Elements Section, the 'San Diego River Park' section has been added, and provides a Description, Relationship to Tierrasanta, Goals and Proposals that are consistent with the Master Plan. In the Urban Design section an amendment has been made to refer to the Mission Trails Design District Ordinance and Mission Trails Design Manual for development design guidelines along the San Diego River.
- 4. East Elliott Community Plan** – A new section, San Diego River Park, has been added to the community plan. This new section provides a Description, Relationship to East Elliott, Goal, and Proposals. This section refers to the Mission Trails Design District Ordinance and Mission Trails Design Manual for development design guidelines along the San Diego River.
- 5. Mission Valley Planned District (Chapter 15, Article 14)** – This code section has been amended to provide definitions of key elements of the Master Plan. In addition, the Purpose and Boundaries have been revised and new language for the River Corridor Area and the River Influence Area has been added, all to be consistent with the Master Plan.
- 6. Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14)** – This code section has been amended to show a new diagram for the Navajo CPIOZ. The regulations for the CPIOZ are found in the Navajo Community Plan.
- 7. Mission Trails Design District (Chapter 13, Article 2, Division 12)** – This code section



has been amended to include the San Diego River Park as part of the district. The Applicability Table has been amended to refer to the Mission Trail Design Manual for development regulations for the San Diego River Park area. The Mission Trails Design Manual, a companion to the regulation, has been amended to include the San Diego River Park in Sub Area 3. Within in this section new language is provided for the Boundaries, and design requirements for the River Corridor Area and River Influence Area that are consistent with the Master Plan.

### **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 13 and 14.

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 Board – On January 10, 2013, the WAB 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.

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.

Park and Recreation Board - On February 21, 2013, the Park and Recreation Board voted unanimously to recommend adoption of the Master Plan and associated amendments and recommended the support of a Project Director position be established to manage the implementation of the Master Plan.

San Diego River State Conservancy – On March 7, 2013, the SDRSC voted 9-0-0 to recommend adoption of the Master Plan and associated amendments.

Mission Trails Regional Park Task Force – On March 21, 2013, the MTRP Task Force voted 7-0-0 to recommend adoption of the Master Plan and associated amendments.

### **Environmental Analysis:**

Based on the analysis conducted for the project described in the EIR, the City has prepared the following Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision-makers and the public of the significant environmental effects that could result if the Master Plan is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. As further described in the EIR, the City has determined that the project would have significant environmental effect in the following areas: Land Use, Air Quality, Biological Resources, Transportation/Circulation, Historic Resources – Archaeology, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, Human Health/Public Safety/Hazardous Materials, Greenhouse Gas Emissions/Climate Change and Public Utilities.

In and of itself, the Master Plan does not incorporate policies that would actually cause a physical change to the environment; however, if approved, future development proposals would be regulated by its contents and future development would be shaped accordingly. Thus, implementation of the Master Plan could indirectly lead to physical changes in the environment. This determination was made not because the Master Plan policies themselves are considered harmful to the environment, but because there is uncertainty related to future implementation of the Master Plan. 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, the program EIR concludes that the full impacts of any future specific development project under the Master Plan can only be determined at the project-level analysis.

### **Project-Related Issues:**

Through an extensive citywide department review, public meetings, workshops and hearings several significant issues were frequently raised, see Attachments 13 and 14. 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 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, as shown below.

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- Community Notification and Input for City-Wide Park Development Projects. 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 policies or guidelines to the Master Plan that address homeless populations, criminal activity and security issues - 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; and building transparency and open fencing. Specifically, Sections 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.

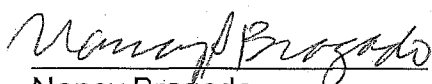
Homeless encampments in the river valley are considered a police issue and enforced through the Police Department. The City also has a Homeless Hot Team that responds to public calls on these issues. In addition, the new State Water Quality Regulations will require the City (Storm Water Department) to 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 and 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.

Respectfully submitted,



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## BRAGADO/RLS

Attachments: (Note due to the size of some of the attachments listed below, they have been provided on a CD)

1. Draft Planning Commission Resolution (attached)
2. Draft City Council Resolution to adopt the San Diego River Park Master Plan (attached) and Draft San Diego River Park Master Plan (attached)
3. Draft City Council Resolution to amend the Mission Valley Community Plan (attached) and Strikeout/Underline Text (CD)
4. Draft City Council Resolution to amend the Navajo Community Plan (attached) and Strikeout/Underline Text (CD)
5. Draft City Council Resolution to amend the Tierrasanta Community Plan (attached) and Strikeout/Underline Text (CD)
6. Draft City Council Resolution to amend the East Elliott Community Plan (attached) and Strikeout/Underline Text (CD)
7. Draft Ordinance to amend the San Diego Municipal Code: Mission Valley Planned District Ordinance and Strikeout/Underline Text (CD)
8. Draft Ordinance to amend the San Diego Municipal Code: Community Plan Implementation Overlay Zone Ordinance and Strikeout/Underline Text (CD)
9. Draft Ordinance to amend the San Diego Municipal Code: Mission Trails Design District Ordinance and Strikeout/Underline Text (CD)
10. Draft City Council Resolution to amend the Mission Trails Design District Design Manual portion of the Land Development Manual (CD) and Strikeout/Underline Text (CD)
11. Draft City Council Environmental Resolution to Certify the EIR and adopt the Findings, the Mitigation, Monitoring and Reporting Program and the Statement of Overriding Considerations (CD)
12. San Diego River Park Economic Analysis, dated May 13, 2010 (CD)
13. 2012.2013 Community Planning Groups and Park Advisory Bodies Recommendation Matrix (attached)
14. 2013 Errata Sheet of Master Plan Revisions (attached)
15. Resolution of the Governing Board of the San Diego River Conservancy (attached)