

DATE ISSUED: November 11, 2005 REPORT NO. PC-05-322

ATTENTION: Planning Commission, Agenda of November 17, 2005

SUBJECT: OLD MISSION DAM DREDGING – PROJECT NO. 78182.
PROCESS 4.

REFERENCE: Planning Commission Report No. P-02-11 (Attachment 10);
Site Development Permit No. 4972 (Attachment 6); and
Planning Commission Resolution No. 3287-PC, (Attachment 6)

OWNER/
APPLICANT: City of San Diego Park and Recreation Department, Owner/Applicant
(Attachment 8)

SUMMARY

Issue(s): Should the Planning Commission approve Site Development Permit No. 246148, for an Extension of Time to Site Development Permit No. 4972 (Attachment 6), to accommodate the dredging of accumulated silt behind the Old Mission Dam and the establishment of a regular, periodic maintenance program to abate accumulation?

Staff Recommendation:

1. **APPROVE** Site Development/Extension-of-Time Permit No. 246148

Planning Group Recommendations:

The Park and Recreation Department has informed the respective groups regarding the request for an extension of time. These groups include the Tierrasanta and Navajo Community Planning Groups, the Mission Trails Regional Park Citizens Advisory Committee, the Mission Trails Regional Park Task Force, and the Historic Resources Board. No further recommendation has been requested. The previous recommendations from these groups are provided below.

Community Planning Group Recommendation: On March 13, 2002, the Tierrasanta Community Council and Planning Group voted unanimously to recommend approval of the original project (Attachment 7).

Other Recommendations:

Mission Trails Regional Park Citizens Advisory Committee - On March 12, 2002, the Mission Trails Regional Park Citizens Advisory Committee (MTRP CAC) voted 9-0-0 to recommend approval of the original project (Attachment 7).

Mission Trails Regional Park Task Force – On May 15, 2002, the Mission Trails Regional Park Task Force (MTRP TF) voted unanimously (5-0-0) to recommend approval of the original project. The minutes of this meeting are included as Attachment 7.

Historic Resources Board – On June 27, 2002, the Historic Resources Board (HRB) voted 11-0-0 to recommend approval of the original project.

Environmental Review: This activity is covered under Mitigated Negative Declaration No. 2835. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section 15060(c) (3) and 15378(c). A copy of MND No. 2835 is included with the distribution to the Planning Commission and is available to the public upon request.

Fiscal Impact Statement: All costs related to this project are funded through the City of San Diego's Capital Improvements Program.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

On July 25, 2002, the Planning Commission voted to approve Site Development Permit No. 4972 (Attachment 6) which authorized the dredging of approximately 950 cubic yards of accumulated silt behind the dam and implement a phased, ongoing periodic dredging and maintenance program in the vicinity of Old Mission Dam.

On June 30, 2005, the City of San Diego, Park and Recreation Department filed an application for an Extension-of-Time (EOT) which would allow an additional three year period to implement the maintenance program. The Park and Recreation Department is requesting this EOT due to a

lack of funding needed to perform the construction and mitigation of the project within the three-year timeframe initially approved. The project scope has not changed from that included with the previous approval.

DISCUSSION

Project Description

The proposed project includes the dredging of approximately 950 cubic yards of accumulated silt behind the dam and the establishment of a regular, periodic maintenance program to abate future accumulation. Further information is included in Planning Commission Report No. P-02-111 (Attachment 10).

Community Plan Analysis

The Navajo Community Plan (Page 74) recommends that the Old Mission Dam be renovated. The proposed ongoing maintenance program will implement the recommendations of the Plan.

Environmental Analysis

Mitigated Negative Declaration No. 2835, LDR No. 42-0120, was previously certified by the Planning Commission. A Mitigation, Monitoring and Reporting Program (MMRP) will be established to reduce impacts to Biological and Historical Resources and Hydrology/Water Quality to below a level of significance.

Conclusion

Staff has reviewed the proposed Extension-of-Time for compliance with Land Development Code requirements and applicable policy documents. This review has concluded with a determination that there have been no material changes in circumstance, that no new conditions are required to comply with state or federal law and that the findings required for approval can be supported.

ALTERNATIVES

1. Approve Site Development Permit No. 246148, with modifications.
2. Deny Site Development Permit No. 246148, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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HALBERT/WCT

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Plans
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Copy of Recorded (existing) SDP No. 4972, with Resolution 3287-PC
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Planning Report No. P-02-111