



Draft San Diego River Park MASTER PLAN

Tierrasanta

CIVITAS

ICF
INTERNATIONAL

Meeting Goals and Outline

- Meeting Goals/Introductions
- Overview of the Master Plan's History
- Changes from the 2005 draft to the 2010 draft
- Overview of 2010 draft Master Plan's six sections
- Overview of the amendments to the Tierrasanta Community Plan and the Mission Trails Design District Ordinance and Design Manual that will implement the Master Plan
- Next Steps



Overview/Master Plan History

- **2003- 2005 - Prepared the Draft San Diego River Park Master Plan with community input;**
- 2005 - Presented Draft Master Plan as an information item to City Council;
- **2007 – Researched implementation methods for the San Diego River Park Master Plan;**
- April 2008 – City Council initiated community plan and zoning code amendment studies to implement the Master Plan;
- **2008 - Conducted three (3) Public Workshops to discuss the proposed implementation methods and design guidelines for the San Diego River Park Master Plan;**
- April 2009 - Conducted a Notice of Preparation (NOP) meeting to begin the Draft Program Environmental Impact Report (PEIR); and
- **2010 – Revised Master Plan to be consistent with existing City Policy documents and prepared Community Plan and Zoning Code Amendments to be consistent with the Master Plan.**



Changes from the 2005 Draft to the 2010 Draft

Section	2005 Draft	2010 Draft
Executive Summary	Based on 2005 document	Revised to reflect 2010 document
Introduction	Included project origins, description, process, planning area, benefits, process and city policies	Moved city policies to a new section called Regulatory Framework. Moved public process to Appendix A. Combined project description and planning area.
Principles	Included 7 - Principles	Revised to include a vision statement with 5 Principles
Recommendations	Included 4 – General and 6- Specific Reaches	Revised into 5 – General and 6 - Specific Reaches Recommendations
Design Guidelines	Included 7 categories	Revised into the River Corridor and River Influence Areas. Provided language on relationship with MSCP.
Implementation	Included Phase One, Phase Two and Future Steps	Revised to provide Implementation Framework, Tools, Maintenance, Management and Security, and Public Outreach and Education.
Regulatory Framework	Included in the Introduction	New section with current information on regulatory issues.

2010 SDRP Master Plan – Six Major Sections

- 1. Introduction** Origins, Public Input, Planning Area and Benefits.
- 2. Vision and Principles** Guiding ideas for the River's use and development.
- 3. Recommendations** General and Specific strategies for achieving the principles.
- 4. Design Guidelines** Guidelines to achieve the development regulations of the zoning code.
- 5. Implementation** Framework, Tools, Strategy for Maintenance, Management and Security, and Public Outreach and Education.
- 6. Regulatory Framework** Applicable Planning Process Documents, Agency Jurisdiction and Permits.



Section 2.0 - Vision

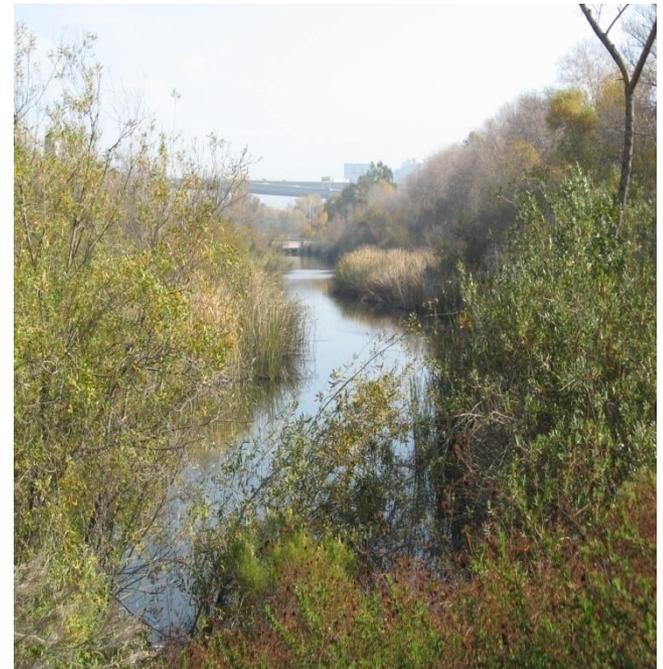
Vision: *Reclaim the Valley as a
Common: a synergy of water,
wildlife and people.*



Section 2.0 - Principles

Principle 1: Restore and maintain a healthy river system

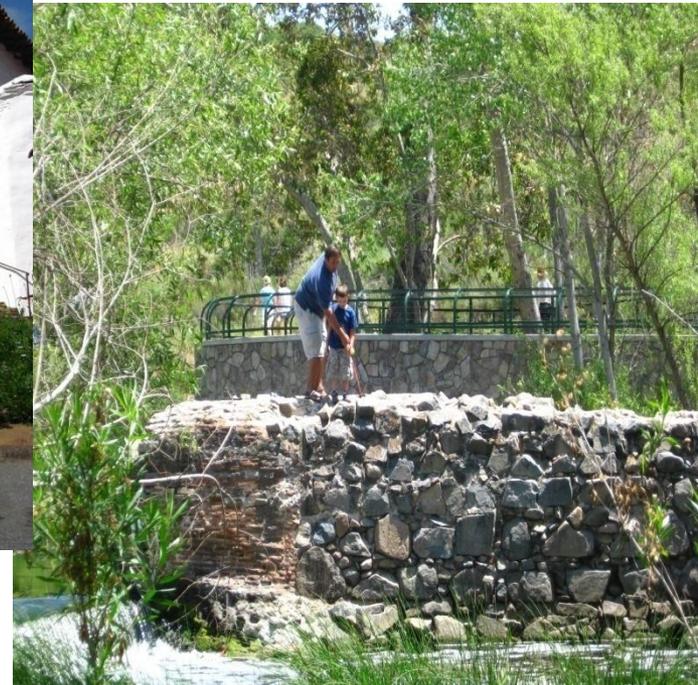
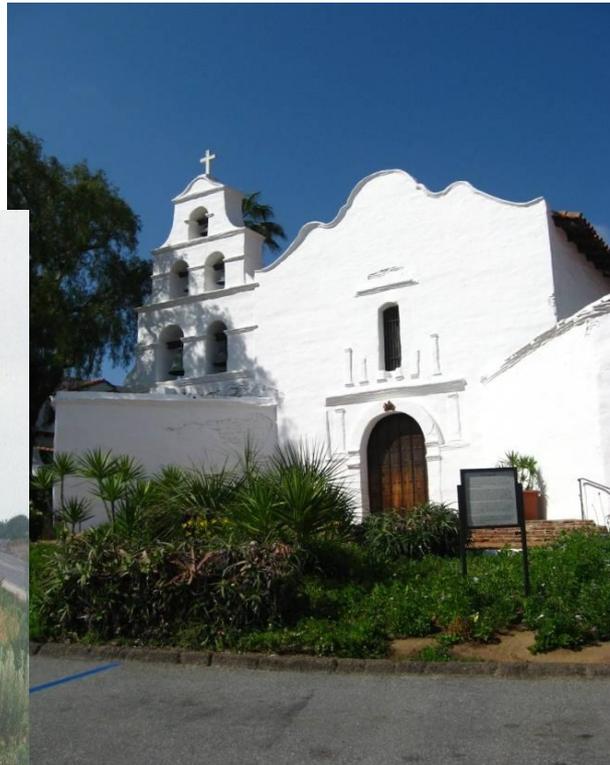
Principle 2: Unify fragmented lands and habitats



Section 2.0 - Principles

Principle 3: Create a connected continuum, with a sequence of unique places and experiences

Principle 4: Reveal the river valley history



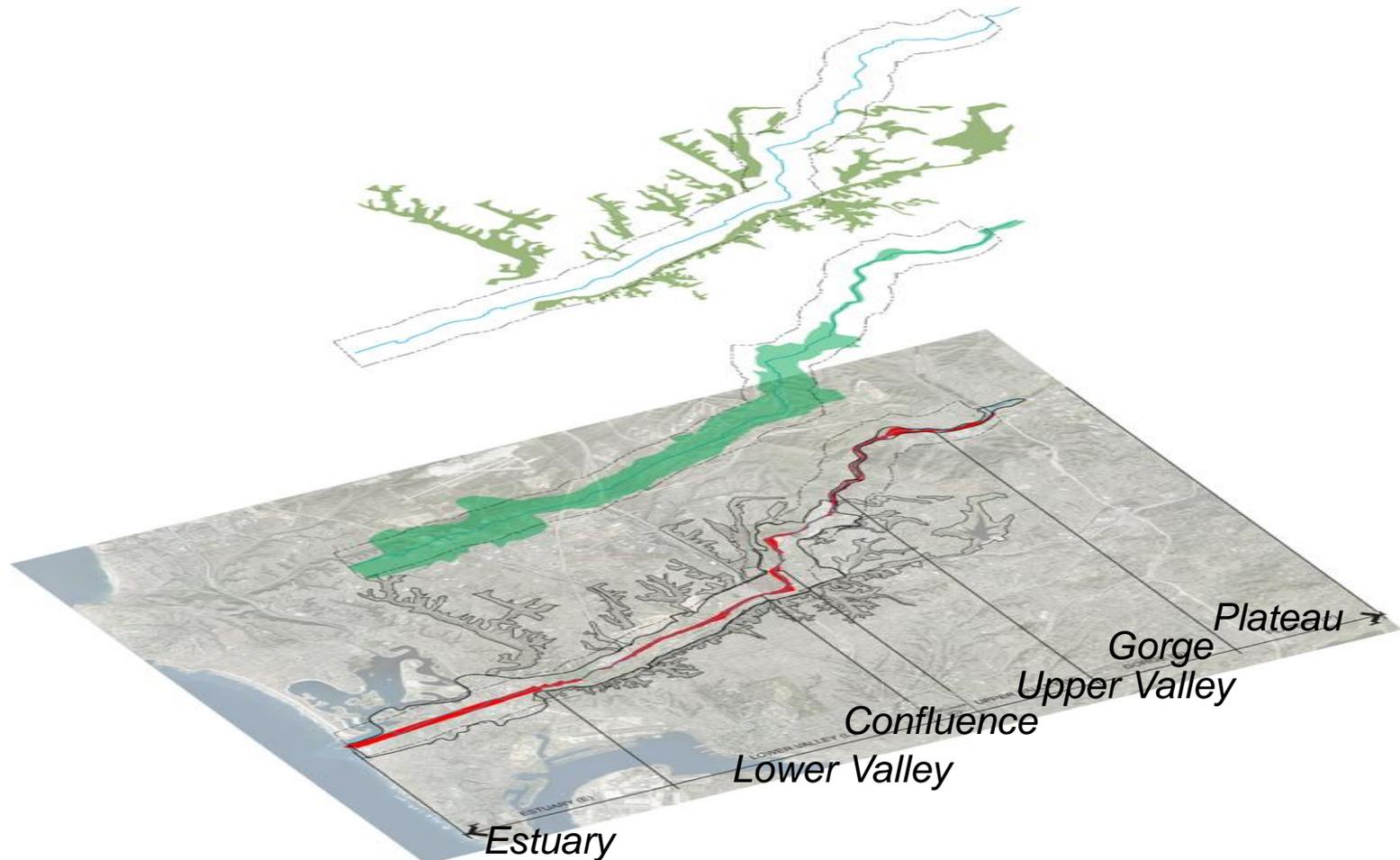
Section 2.0 - Principles

Principle 5: Reorient development toward the river to create value.



Section 3.0 Recommendations

- General Recommendations based on the Five Principles
- Specific Recommendations based on the Six Reaches of the River



Section 4 – Design Guidelines

RIVER CORRIDOR AND RIVER INFLUENCE AREAS 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.*

The River Corridor Area and River Influence Area do not apply within Mission Trails Regional Park, Mission Bay Park and approved Specific Plan Areas.



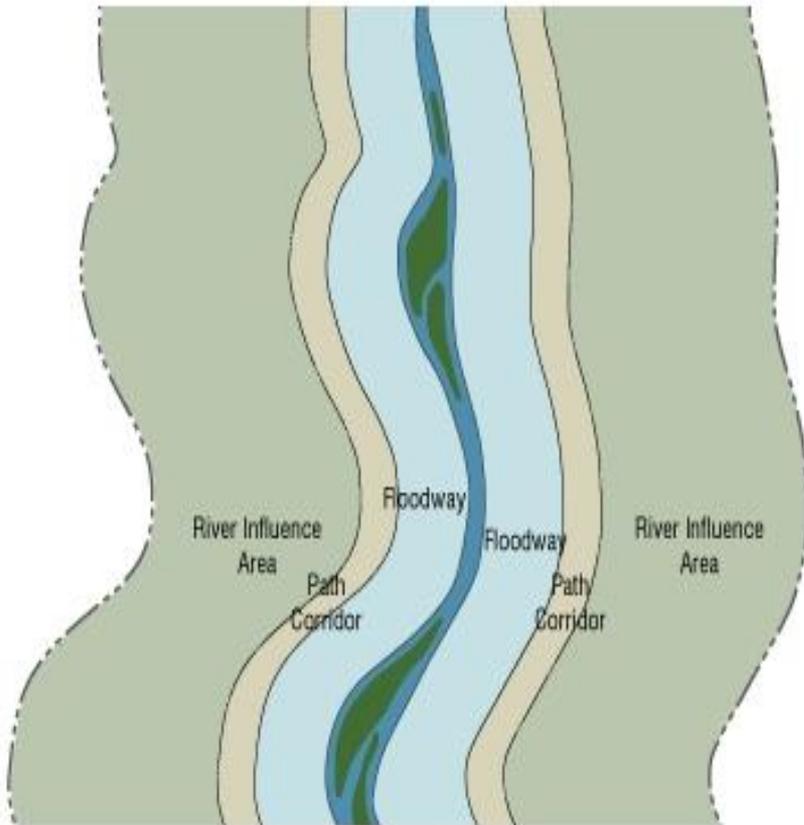
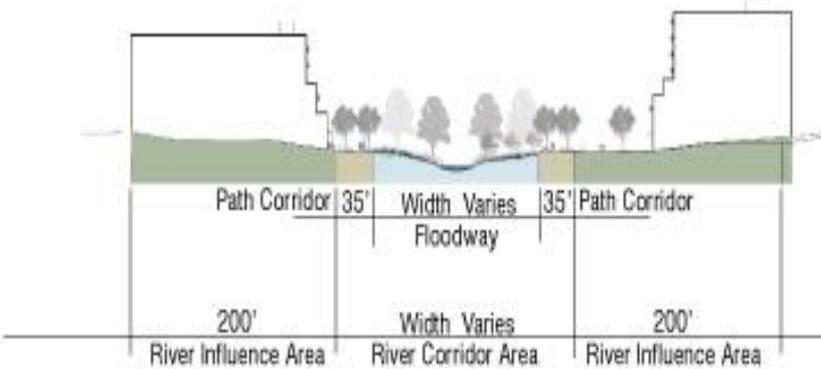
SECTION 4 – DESIGN GUIDELINES RIVER CORRIDOR

PERMITTED USES

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

DESIGN GUIDELINES

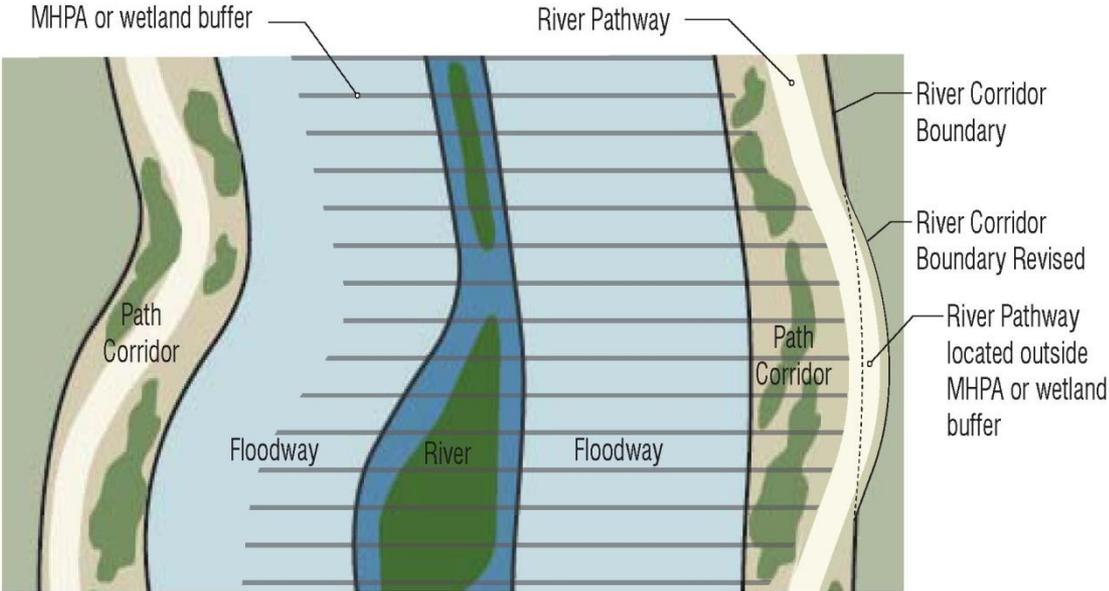
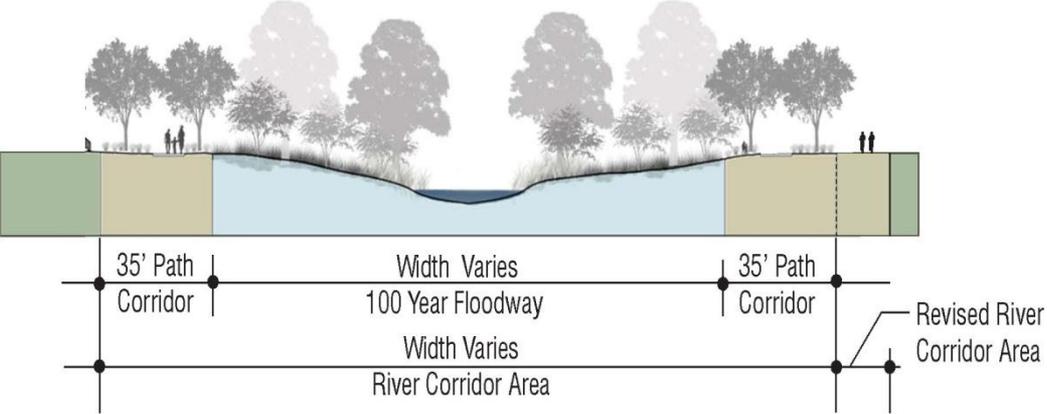
- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement



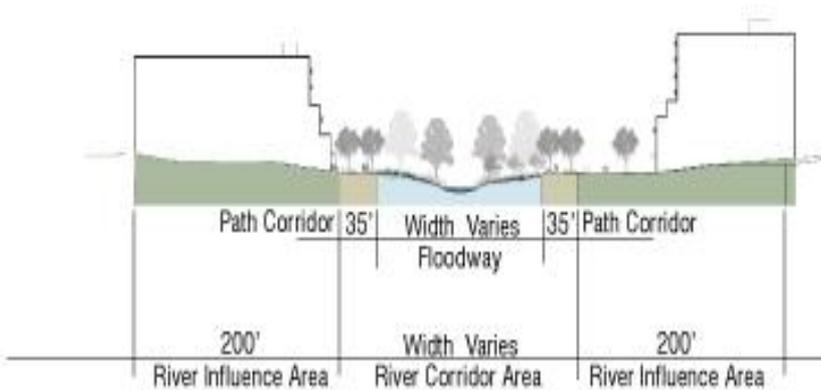
River Corridor, MHPA and Wetland Buffer

The MHPA area is a hard line mapped area. The Wetland Buffer will be determined on a project basis based on functions and values of the existing wetland habitat at the time of project proposal.

Where these two areas occur along the river, the River Corridor Area will expand to provide the river pathway outside of the MHPA and the Wetland Buffer.



SECTION 4 - DESIGN GUIDELINES RIVER INFLUENCE

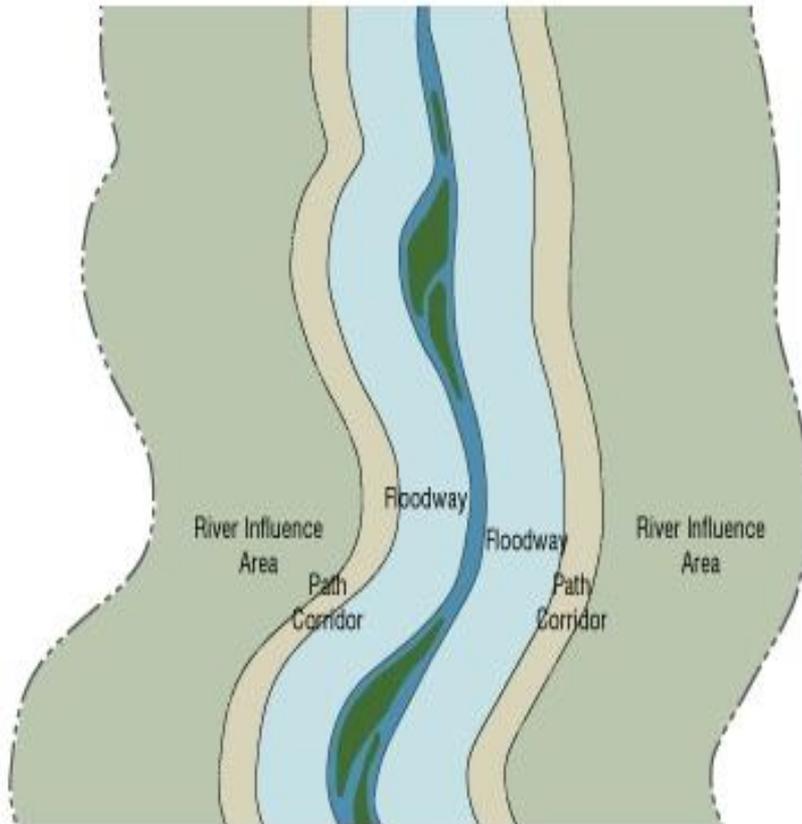


PERMITTED USES

- 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



Section 5.0 Implementation

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

Implementation 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.



Section 6.0 Regulatory Framework

Applicable Citywide Planning Policy Documents:

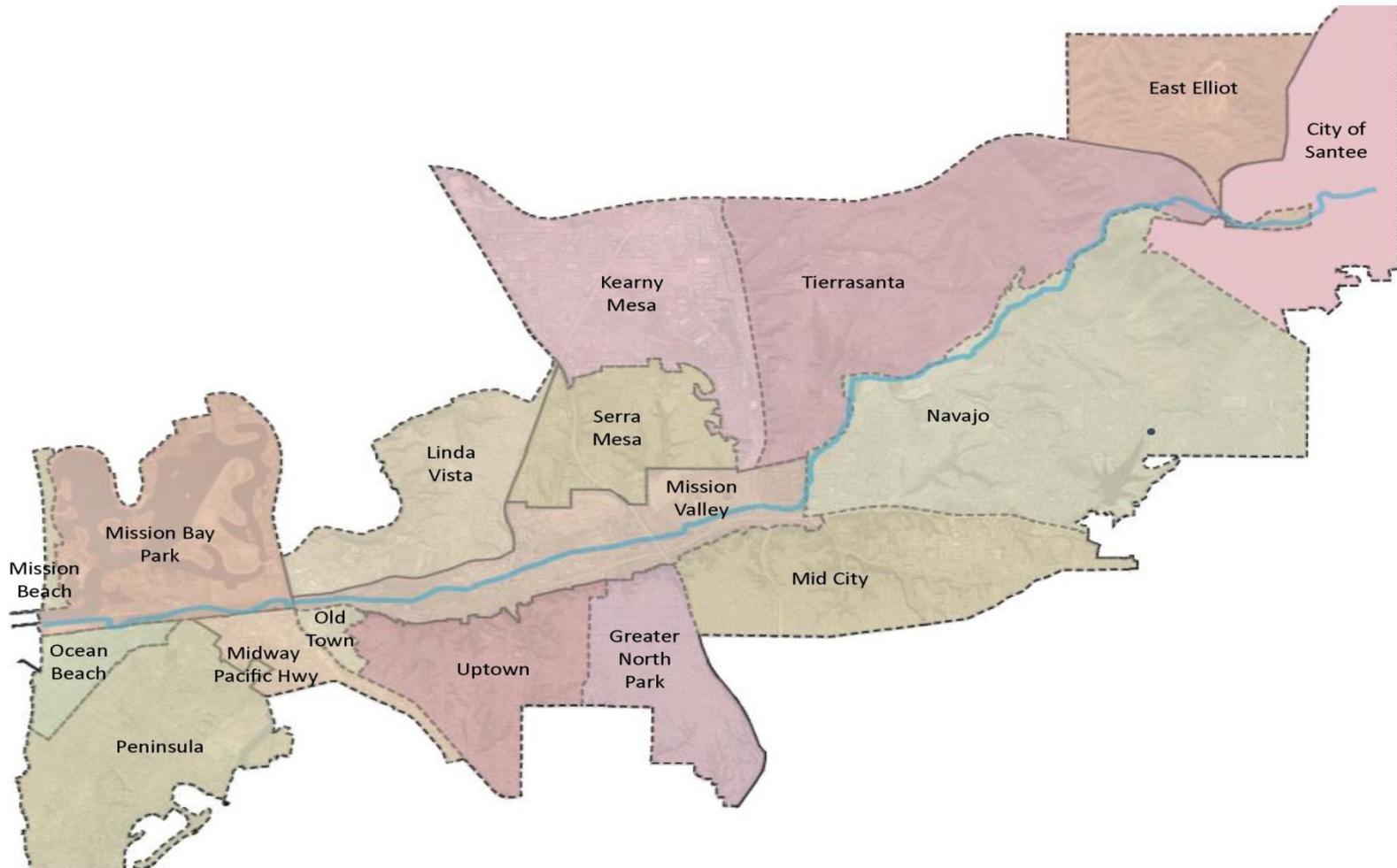
- General Plan
- Community Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- San Diego Pedestrian Master Plan

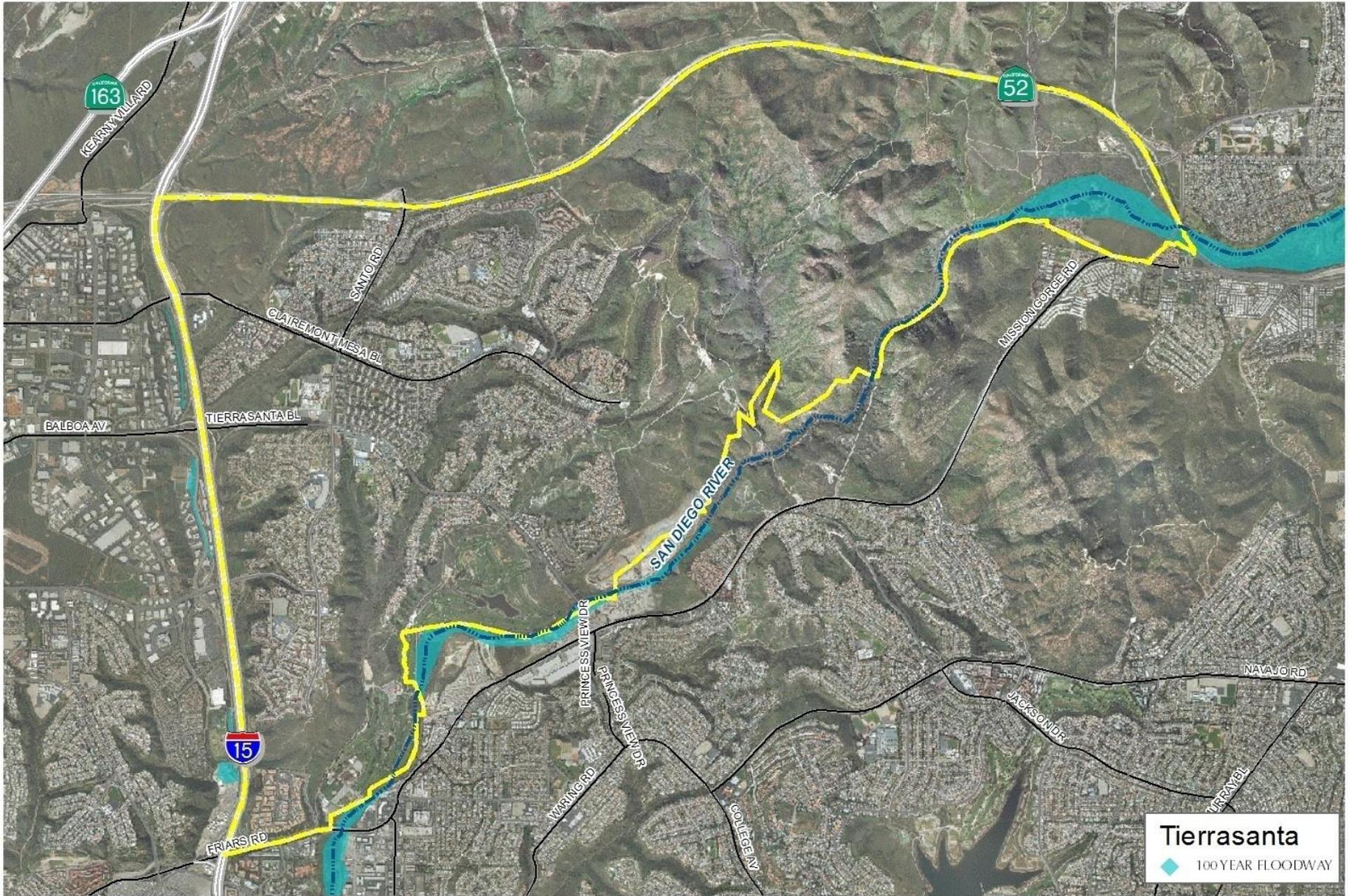
Applicable Agency Jurisdiction and Permits:

- 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



Overview of Proposed Amendments to the Mission Trails Design District Ordinance and Design Manual and the Tierrasanta Community Plan





Tierrasanta
◆ 100 YEAR FLOODWAY

Amendments to Land Development Code – Overlay Zones – Division 12: Mission Trails Design District

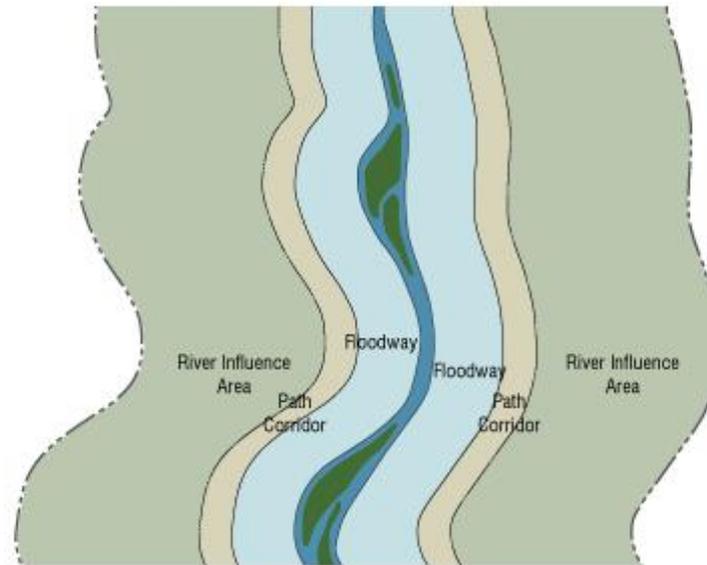
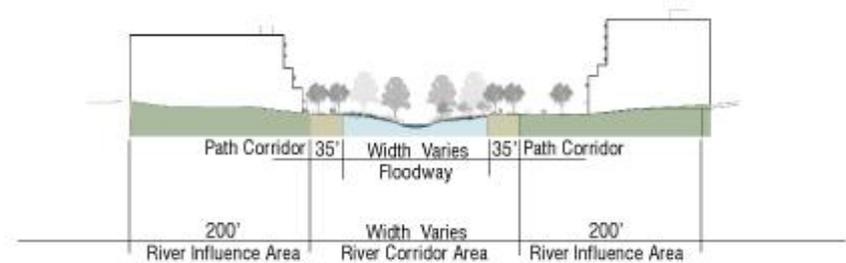
**Added language that any development within 235' of the
Floodway shall refer to the Mission Trails Design District
Ordinance and Design Manual**



Amendments to Land Development Code – Mission Trails Design District Design Manual

Revised language in Subarea 3 to include:

- **New Boundary**
- **River Corridor Area**
100 year floodway (as mapped by FEMA) + 35' on either side of the floodway.
- **River Influence Area**
200' from the River Corridor on either side of the river.



Amendments to Land Development Code – Mission Trails Design District Design Manual

River Corridor Design Guidelines:

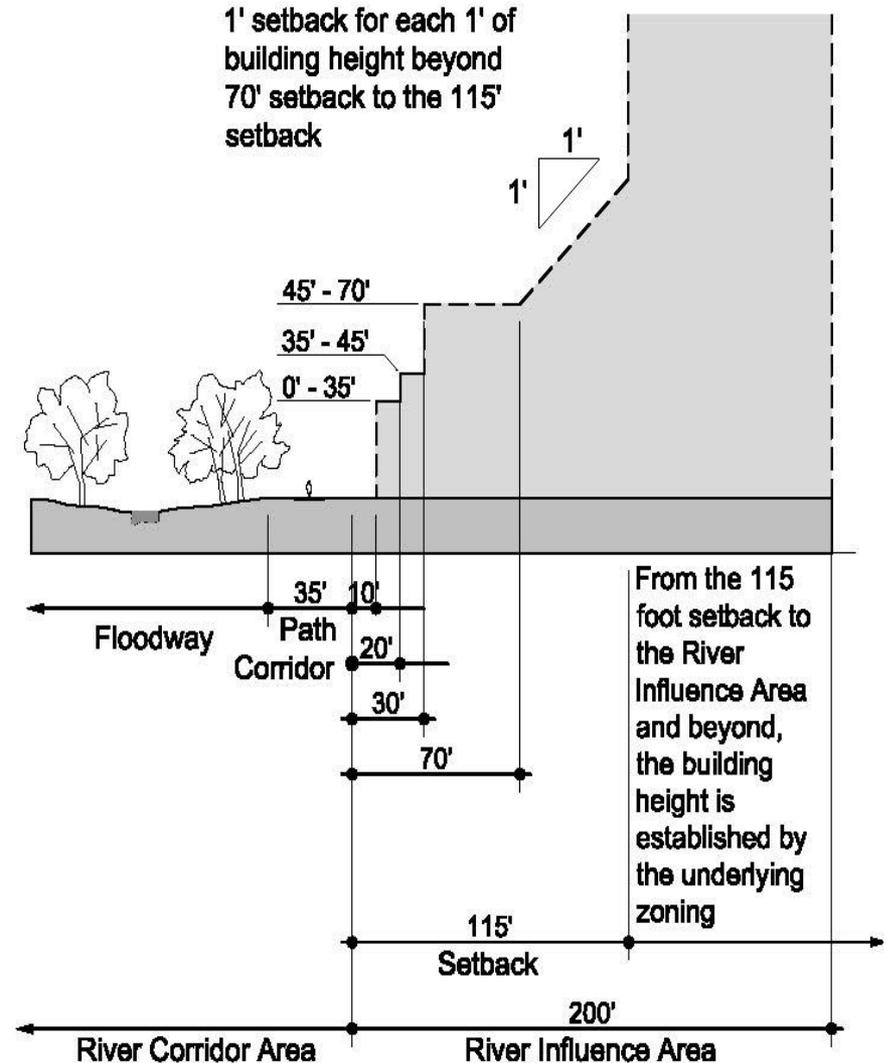
- Uses
- Grading
- River Pathway
- Trails
- Picnic Areas and Overlooks
- Lighting
- Fences
- Site Furniture
- Signs
- Logo
- Plant Materials



Amendments to Land Development Code – Mission Trails Design District Design Manual

River Influence Design Guidelines

- Building Setbacks/Heights
- Massing
- Building Façade and Entry
- Transparency/Reflectivity
- Exterior Equipment Areas
- Off Street Parking
- Parking Structures
- On Street Parking
- Building Access to the River
- Public Access to the River
- Lighting
- Fences/Walls
- Signs
- Plant Material



Amendments to Tierrasanta Community Plan

Amended Plan Elements

- Housing
- Commercial
- Industrial
- Community Facilities
 - San Diego River Park (New)
- Open Space
- Urban Design
- Transportation
- Implementation

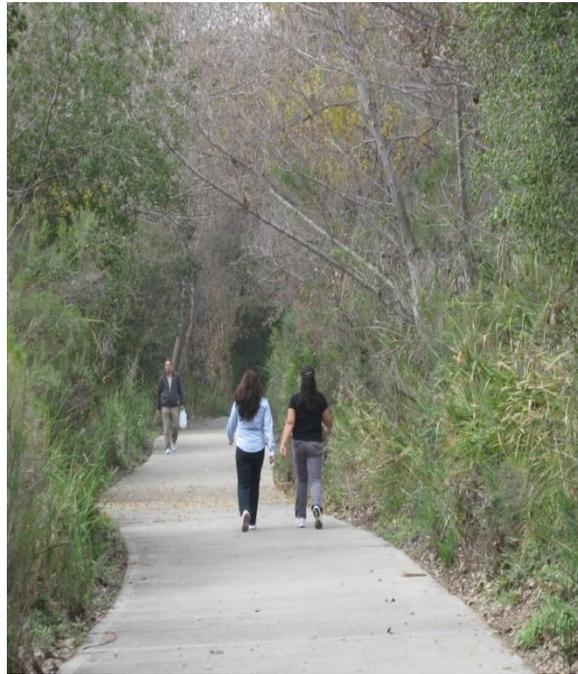


Amendments to Tierrasanta Community Plan

Community Facilities

San Diego River Park (New)

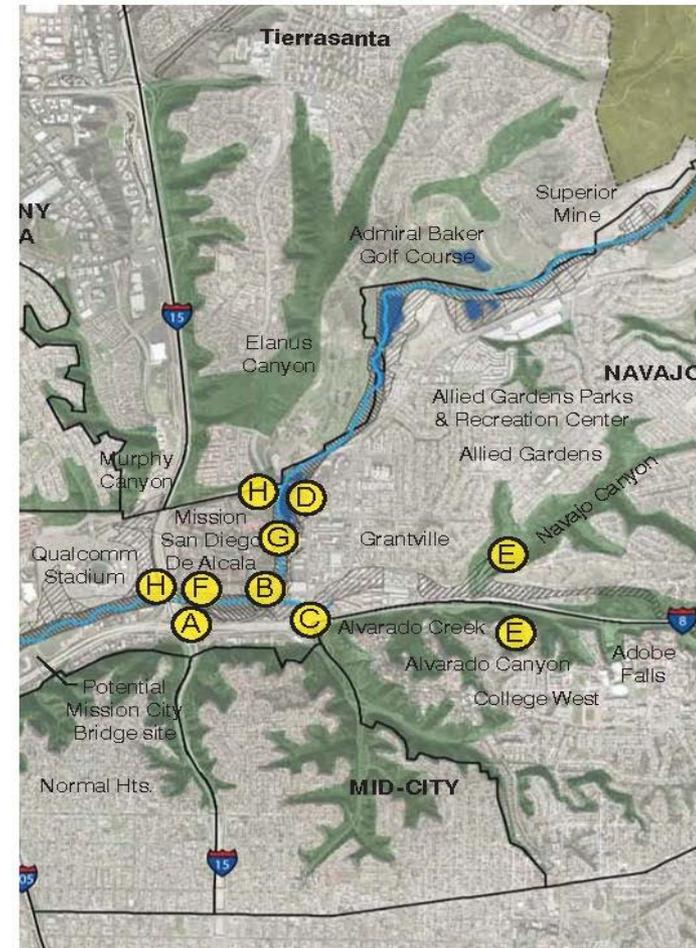
- Description
- Relationship to Tierrasanta
- Goal
- Proposals



Amendments to Tierrasanta Community Plan

San Diego River Park Proposals

- Coordinate with Navy Planners to explore opportunities to modify the Admiral Baker Golf Course 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.
- Improve open space and trail connections to Elanus Canyon north of Admiral Baker Golf Course.
- Coordinate with Superior Mine Redevelopment project to improve the hydrology of the river, establish a naturalized open space and habitat areas adequate to achieve wildlife habitat objectives and provide for the river pathway.



Amendments to Tierrasanta Community Plan

San Diego River Park Proposals

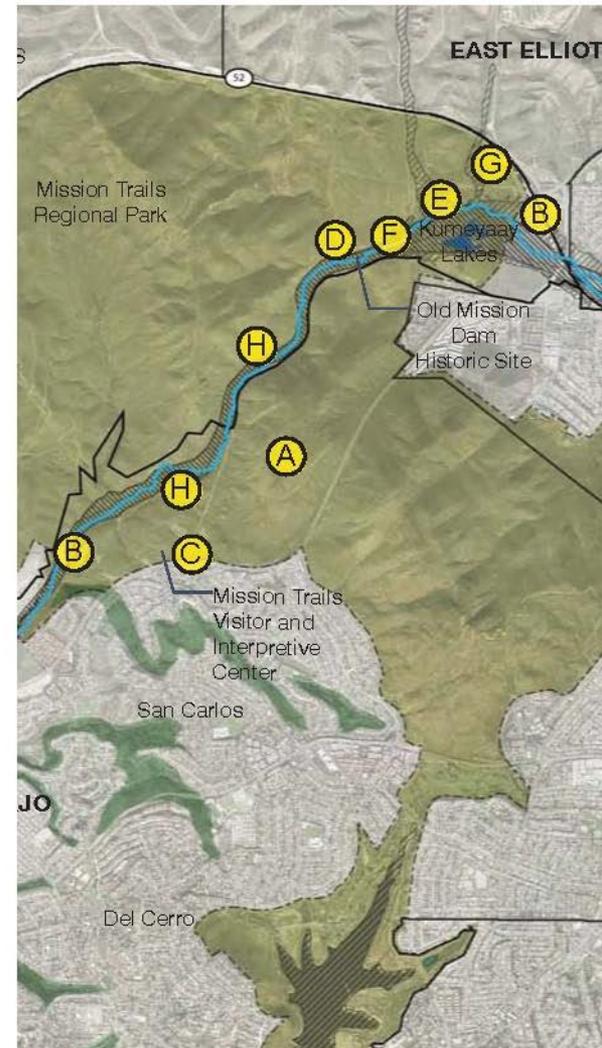
- Create a trail connection from the river pathway to the Tierrasanta community. Provide an overlook and kiosk at the entrance to the San Diego River Park.
- Support the recommendations of the Mission Trails Regional Park Master Plan. Coordinate with the Mission Trails Regional Park to establish a continuous trail system through the park that would connect the west and east ends of the San Diego River Park Pathway.
- Support the continual maintenance of the Old Mission Dam by dredging, and provide interpretive signage on why and how this type of maintenance is provided.



Amendments to Tierrasanta Community Plan

San Diego River Park Proposals

- Study trail connections from Kumeyaay Lake campground to the Mast Boulevard Staging Area.
- Support the implementation of the Kumeyaay Lake Dredging and Berm Restoration to improve the hydrology of the river.
- Study trail connections from the Mast Boulevard Staging Area to the future river pathway below West Hills Boulevard and State Highway 52.
- Coordinate with Caltrans to identify potential alignment for the San Diego River Park Pathway under West Hills Boulevard and State Highway 52 to Carlton Oaks Golf Course.



Amendments to Tierrasanta Community Plan

Amended Plan Elements

Open Space Element

- Added language that the San Diego River Park Master Plan should be implemented to protect the natural resources and promote passive recreation



Amendments to Tierrasanta Community Plan

Amended Plan Elements

Urban Design Element

- Added language that proposed development along the river be appropriately designed, and comply with the Mission Trails Design District Ordinance

Transportation Element

- Added language that the San Diego River Pathway is a transportation corridor and there should be links to the Tierrasanta Community



Next Steps

- | | |
|--------------------|---|
| Fall 2010 | Presentation to Community Planning Groups and the Park Advisory Bodies |
| Fall - Spring 2011 | Planning Groups and Advisory Bodies to review documents and send/email input to staff |
| Spring 2011 | Draft CEQA document (Program EIR) out for public review and comment |
| Spring 2011 | Project team returns to Community Planning Groups and Park Advisory Bodies for recommendation on the San Diego River Park Master Plan and the Community Plan and Zoning Code Amendments |
| Summer 2011 | Final Draft documents to Park and Recreation Board/Planning Commission for recommendation |
| Fall 2011 | Final Draft documents to City Council for adoption |
| Spring 2012 | California Coastal Commission Submittal and Hearing |