

DATE ISSUED: December 3, 2003 REPORT NO. 03-248

ATTENTION: Honorable Mayor and City Council
Docket of December 9, 2003

SUBJECT: **ROSE CREEK BIKE PATH AND BRIDGE**, Site Development Permit,
PTS 4411. Council District Two, Process 5

REFERENCE: City Council Agenda June 4, 2002, Item No. 114, "Funding for Rose
Creek Bikeway". (Attachment No. 9)

OWNER/
APPLICANT: City of San Diego, Engineering and Capital Improvements

SUMMARY

Issues - Should the City Council approve a Site Development Permit (SDP) for the development of a pedestrian, bicycle and emergency vehicle path and clear span bridge over the Rose Creek Channel to complete a missing segment of a park pathway circumventing Mission Bay Park?

Staff's Recommendation -

1. **CERTIFY** Mitigated Negative Declaration No. 4411 and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development Permit No. 7023

Planning Commission Recommendation - At the direction of the City Council, this project was not scheduled for Planning Commission action and has been brought directly to the City Council for consideration.

Community Planning Group Recommendation - The project is located within the boundaries of Mission Bay Park and the Master Plan for the area. The bridge and pathway are shown in the plan and also included within the Pacific Beach Community Plan. On November 3, 2003, the Pacific Beach Community Planning Committee voted unanimously to approve the project.

Other Recommendations - None

Environmental Review - A MITIGATED NEGATIVE DECLARATION, No. 4411, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process

Fiscal Impact - Processing of the Site Development Permit application portion of the project, comes from a deposit account and all expenses associated with the processing of the application are recovered.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The Rose Creek Bike Path and Bridge is a recreational project with no residential element and it has no impact on the availability or affordability within the City of San Diego.

Traffic Impact Statement - The bridge is planned to be used by pedestrians, bicyclists and occasionally by emergency use vehicles. The project is not expected to generate any further vehicular traffic in the area.

Water Quality Impact Statement - The Water Quality for this project is affected by sedimentation from erosion, runoff contaminants and direct discharge of pollutants. Appropriate pre- and post-management storm water Best management Practices (BMP's) are incorporated into the project which would be adequate to reduce water quality impacts to below a level of significance.

BACKGROUND

Mission Bay Park is a seven square-mile, 4,600 acre land and aquatic park with a wide variety of public recreation and commercially related activities. Walking, jogging, skateboarding, bicycling and roller-skating are popular and a number of fund raising races are scheduled within the park. A system of wide sidewalks and pathways encircle and crisscross the parkland linking beach, park and public and private facilities. After years of park development and planning, the key segment of the pedestrian/bicycle/emergency vehicle pathway, including the bridge over the Rose Creek Channel, remains to be developed. The project location is in the northeast portion of the park in the midst of leased areas, including the De Anza Harbor Resort (Trailer Park), San Diego Mission Bay Boat and Ski Club, Mission Bay Golf Club, Mission Bay Athletic Area and Mission Bay Campland.

DISCUSSION

Project Description:

The Rose Creek Bicycle Path and Bridge project consists of a 1,710-foot long and 14-foot wide pedestrian, bicycle and emergency vehicle path, including a 260-foot long and 16-foot wide clear span bridge over the Rose Creek Channel before it enters into Mission Bay. The path will extend from the easterly terminus of Pacific Beach Drive to the westerly terminus of North Mission Bay Drive, completing an important missing link to the path circumventing the park. The development of this segment of the path will improve access to and from the leaseholds, existing and to be redeveloped within the immediate area, and increase the public awareness of the environmental resources of the park that exist in this northern area. The design of the bridge will leave a minimal clearance of the water level at high tide and preclude the continued use of the Rose Creek Channel and access to the docking facility of the Mission Bay Boat and Ski Club.

These existing club facilities will be removed by the leaseholder.

Environmental Conditions:

The approval of the development of the path and bridge is conditioned to reduce potentially adverse impacts to biological resources, hydrology/water quality, hazardous materials and historical resources. The Biological Resources include small areas of disturbed southern coastal salt marsh, developed land and disturbed habitat areas. Hydrology and Water Quality impacts include the addition of impervious surfaces, storm water pollutants, drainage and soil loss. Hazardous Material contaminants could potentially be introduced into the Rose Creek from the extensive upstream area and be present in the site's surface water or bank soils. Historical Resources include several known archaeological sites within the area and the potential exists for resources within the project area.

The Mitigation Monitoring and Reporting Program contains conditions to monitor sensitive bird species in the area of the project, pre- and post-construction storm water Best Management Practices (BMP's), soils and water testing, and archaeological monitoring in order to reduce impacts.

Community Plan Consistency:

The Mission Bay Park Master Plan Update (1994) and previous park planning documents provide for the development of a pathway and trail system around and through the park and the ultimate completion of this segment of the path over the Rose Creek Channel. Additionally, the Pacific Beach Community Plan identifies the Mission Bay Park as a benefit for its residents and visitors and specifically calls for safe and pleasant pedestrian linkages within the community and for enhanced public access to the beaches, bay and park areas. The subject project is shown in the Pacific Beach Community Plan on Figure 9a, the Future Bikeways Map, as a Class I bikeway (Attachment No. 5) and on Figure 7 (Attachment No. 4), the Street Classifications Map, as providing 'emergency vehicle', as well as pedestrian and bicycle use. The Park and Recreation and Real Estate Assets Departments of the City of San Diego and the Pacific beach Community Planning Committee have all reviewed the development plans and details for the Rose Creek Pedestrian Path and Bridge project and support its approval by the City Council.

Conclusion:

The Rose Creek Pedestrian Path and Bridge has been identified in City Council adopted planning documents and the Council has previously authorized the City Manager of the City of San Diego to seek funding from the State of California and expend funds from the Capital Improvement Program budget for the development of this project. The public benefit and utilization of the resources of Mission Bay Park will be enhanced by the project as envisioned of the adopted Mission Bay Park Master Plan and Pacific Beach Community Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 7023 with modifications.

2. Deny Site Development Permit No. 7023 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

Christiansen/RMK

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

- Attachments:
1. Community Plan Land Use Map(s)
 2. Project Location Map
 3. Project Site Plan
 4. Pacific Beach Community Plan Figure 7
 5. Pacific Beach Community Plan Figure 9a
 6. Ortho Photo
 7. Bridge Perspective
 8. Plan Details
 9. City Council Resolution No. 296629, dated June 4, 2002
 10. Draft Permit with Conditions
 11. Draft Resolution with Findings
 12. Community Planning Group Recommendation
 13. Ownership Disclosure Statement