



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: May 1, 2014

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

WBS No.: 24003973

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The City of San Diego Advanced Planning & Engineering Division of the Development Services Department has prepared a draft Mitigated Negative Declaration (MND) for the following project and is inviting your comments regarding the adequacy of the document. The draft MND has been placed on the City of San Diego web-site at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

**Your comments must be received by June 2, 2014 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Myra Herrmann, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the **Project Name and Number in the subject line.**

**General Project Information:**

- Project Name: **CITY HEIGHTS CANYONS ENHANCEMENTS AND TRAIL PROJECT**
- Project No. **333312** / SCH No. *Pending*
- Community Plan Area: **Mid-City (City Heights Neighborhood)**
- Council District: 9

**Subject: SITE DEVELOPMENT PERMIT (SDP)** to allow for canyon habitat restoration/enhancement and trail development and rehabilitation, amenity planning, and installation (including trail kiosks and way-finding signage) in the following four (4) urban canyons: Manzanita, Hollywood, Swan, and 47<sup>th</sup> Street Canyons. Specifically, San Diego Canyonlands would conduct canyon restoration and enhancement activities within the public right-of-way and on City-owned open space park land. Restoration activities would include removal of debris, removal of non-native plant species, and planting of native species. All activities would follow City standards for restoration and bird nesting season restrictions. Additionally, San Diego Canyonlands staff, interns, and volunteers would selectively remove non-native plants within the project area using a variety of non-powered hand tools including gloves, shovels, hand snips, loppers, sheers, rakes, and saws. Chippers, weed whips, and/or other hand-held power tools would only be used outside of bird nesting season unless otherwise approved by the City of San Diego Park and Recreation Department - Open Space Division and with appropriate surveys, distance, and use-interval protocols. The project also includes installation of native plants within the restoration areas using seeds or container stock and hand tools such as shovels, pick axes, and a powered auger, and upland and wetland habitat restoration (described in more detail in the CEQA Initial Study Checklist). Trail Building/Enhancement Projects would be constructed in areas that currently have existing foot paths (social trails) and would connect to the existing sewer access roads which enter the canyons from various lateral access points and run, in general, along the bottom of

each canyon. The existing eight-foot-wide sewer access roads are maintained by the Metropolitan Waste Water Division (MWWD) of the Public Utilities Department (PUD). Routine maintenance currently occurs at least once a year. Connecting trails would be built with switchbacks where possible to avoid the high maintenance requirements of stairways and would be built to minimize erosion, and shortcutting that would further degrade habitat areas. In these cases, the amount of impacted native vegetation would be minimal. New trails would be four feet wide and conform to the standards established by the City's Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA). The project applicant would also obtain permission from PUD to supplement the department's maintenance of these trails for the 20-year project maintenance period.

**Applicant:** San Diego Canyonlands

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM/MULTI-HABITAT PLANNING AREA) AND BIOLOGICAL RESOURCES.**

**Availability in Alternative Format:** To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Myra Herrmann at (619) 446-5372. The draft Mitigated Negative Declaration and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining a hard-copy of the draft Mitigated Negative Declaration, or the separately bound technical appendices, they can be purchased for an additional cost. For additional information regarding the public meetings/hearings on this project, contact Tim Daly at (619) 446-5356. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **May 1, 2014**

Cathy Winterrowd  
Deputy Director  
Planning, Neighborhoods & Economic Development Department



Advanced Planning & Engineering Division  
(619) 446-5460

## DRAFT MITIGATED NEGATIVE DECLARATION

Project No. 333312  
SCH# *Pending*

**SUBJECT: CITY HEIGHTS CANYON ENHANCEMENTS AND TRAIL PROJECT. SITE DEVELOPMENT PERMIT (SDP)** to allow for canyon habitat restoration/enhancement and trail development and rehabilitation, amenity planning, and installation (including trail kiosks and way-finding signage) in the following four (4) urban canyons: Manzanita, Hollywood, Swan, and 47<sup>th</sup> Street Canyons in the City Heights neighborhood within the Mid-City Community Planning Area. Specifically, San Diego Canyonlands would conduct canyon restoration and enhancement activities within the public right-of-way and on City-owned open space park land. Restoration activities would include removal of debris, removal of non-native plant species, and planting of native species. All activities would follow City standards for restoration and bird nesting season restrictions. Additionally, San Diego Canyonlands staff, interns, and volunteers would selectively remove non-native plants within the project area using a variety of non-powered hand tools including gloves, shovels, hand snips, loppers, sheers, rakes, and saws. Chippers, weed whips, and/or other hand-held power tools would only be used outside of bird nesting season unless otherwise approved by the City of San Diego Park and Recreation Department - Open Space Division and with appropriate surveys, distance, and use-interval protocols. The project also includes installation of native plants within the restoration areas using seeds or container stock and hand tools such as shovels, pick axes, and a powered auger, and upland and wetland habitat restoration (described in more detail in the CEQA Initial Study Checklist). Trail Building/Enhancement Projects would be constructed in areas that currently have existing foot paths (social trails) and would connect to the existing sewer access roads which enter the canyons from various lateral access points and run, in general, along the bottom of each canyon. The existing eight-foot-wide sewer access roads are maintained by the Metropolitan Waste Water Division (MWWD) of the Public Utilities Department (PUD). Routine maintenance currently occurs at least once a year. Connecting trails would be built with switchbacks where possible to avoid the high maintenance requirements of stairways and would be built to minimize erosion, and shortcutting that would further degrade habitat areas. In these cases, the amount of impacted native vegetation would be minimal. New trails would be four feet wide and conform to the standards established by the City's Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA). The project applicant would also obtain permission from PUD to supplement the department's maintenance of these trails for the 20-year project maintenance period. The project sites are not included on any Government Code listing of hazardous waste sites.

Applicant: San Diego Canyonlands

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.

### III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM/MULTI-HABITAT PLANNING AREA) AND BIOLOGICAL RESOURCES. The project proposal requires the implementation of specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as presented avoids or mitigates the potentially significant environmental effects identified, and the preparation of an Environmental Impact Report (EIR) would not be required.

### IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

### V. MITIGATION, MONITORING AND REPORTING PROGRAM:

#### **LAND USE (MSCP/MHPA, ESL REGULATIONS)**

#### **LU-1: MHPA Land Use Adjacency Guidelines**

**The following mitigation associated with the MHPA Land Use Adjacency Guidelines of the MSCP applies specifically to Manzanita Canyon which is partially within the MHPA.** The project biologist for each activity identified in this environmental document for Manzanita Canyon shall be responsible for implementing the appropriate requirements measures necessary to reduce potential direct and/or indirect impacts on the MHPA to below a level of significance.

Specific requirements shall include:

- I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:
  - A. Grading/Land Development/MHPA Boundaries - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
  - B. Drainage - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent

methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- C. Toxics/Project Staging Areas/Equipment Storage - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- D. Lighting - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. Barriers - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. Invasives- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. Brush Management -New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. Noise - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the

aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

### **Mitigation for Short-term Impacts to Sensitive Species from Project Construction**

Specific to Manzanita Canyon, although no California Gnatcatchers were identified during field surveys, if any construction must be conducted during the breeding season, the following measures shall be implemented:

#### **California gnatcatcher (STATE ENDANGERED/FEDERALLY ENDANGERED)**

No clearing, grubbing, grading, or other construction activities shall occur between *March 1<sup>st</sup> and August 15<sup>th</sup>*, the breeding season of the California Gnatcatcher, until the following requirements have been met to the satisfaction of the ADD/Environmental Designee:

- A. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the California gnatcatcher. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. If the California Gnatcatcher is present, then the following conditions must be met:
1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied California gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
  2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied California Gnatcatcher or habitat. An analysis showing that noise generated by construction activities would not exceed 60 db(a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked, fenced or flagged under the supervision of a qualified biologist; or
  3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(a) hourly average at the edge of habitat occupied by the California Gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring\* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db(a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

\* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 db(a) hourly average or to the ambient noise level if it already exceeds 60 db(a) hourly average. If not, other measures shall be implemented in consultation with the biologist and the add/environmental designee, as necessary, to reduce noise levels to below 60 db(a) hourly average or to the ambient noise level if it already exceeds 60 db(a) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD/Environmental Designee and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1<sup>st</sup> and August 15<sup>th</sup> as follows:
1. If this evidence indicates the potential is high for California gnatcatcher to be present based on historical records or site conditions, then condition A. III., shall be adhered to as specified above.
  2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

### **BIOLOGICAL RESOURCES**

Mitigation is required for impacts that are considered significant under the City of San Diego's Biology Guidelines (2012) and the City of San Diego's CEQA Significance Determination Thresholds (2011) in accordance with the *City Heights Canyons and Trails Project Biological Technical Report (RECON April 2014)* as further described below:

### **MITIGATION FOR IMPACTS TO SENSITIVE UPLAND AND WETLAND HABITATS**

#### **BIO-1:**

##### **I. Entitlements Plan Check**

- a. Prior to Permit Issuance and/or the Notice to Proceed (which will be sent to DSD), the ADD Environmental Designee of the Development Services Department shall verify that the following condition has occurred to mitigate direct impacts to 0.17 acre of southern maritime chaparral and 0.21 acre of scrub oak chaparral outside the MHPA at a 1:1 ratio via restoration; 0.27 acre of Diegan coastal sage scrub outside the MHPA at a ratio of 1:1; 0.17 acre of coastal sage-chaparral transition (0.03 acre inside the MHPA at a 2:1 ratio and 0.14 acre inside the MHPA at a ratio of 1:1); 0.27 acre of southern mixed chaparral (0.03 acre inside the MHPA at a ratio of 1:1 and 0.24 acre outside the MHPA at a ratio of 0.5:1), and 0.13 acre of non-native grassland outside the MHPA at a ratio of 0.5:1. Total impacts to upland habitat of 1.22 acres shall be mitigated through a combination of restoration (1.07 acres of upland habitat) and 13.05 acres of revegetation (wetland and upland habitats) inside and outside of the City's MHPA. The project includes translocation of three individuals of wart-stemmed ceanothus (*Ceanothus verrucosus*) in accordance with the approved *City Heights Canyons and Trails Project Biological Technical Report (RECON April 2014)*.

1. Mitigation Goal: The project shall mitigate for impacts to upland habitat of 1.22 acres through of restoration of 1.07 acres of upland habitat within the MHPA. The project also includes revegetation of 13.05 acres of wetland and upland habitats inside and outside of the City's MHPA in accordance with the **conceptual *City Heights Canyons and Trails Project Programmatic Revegetation and Restoration Plan (RECON April 2014)***. Specifically, the Plan proposes revegetation of 4.17 acre of upland habitat within the MHPA and 6.03 acres outside the MHPA, 0.37 acres of wetland habitat within the MHPA and 2.48 acres outside the MHPA. In addition, the restoration effort shall include the translocation of three individuals of wart-stemmed ceanothus (*Ceanothus verrucosus*). **Note: The revegetation and restoration provided by the conceptual *City Heights Canyons and Trails Project Programmatic Revegetation and Restoration Plan (RECON April 2014)* exceeds the mitigation requirement and is not intended to be used for future mitigation credits.**
2. Responsibilities: The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the Mitigation Plan. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water run-off.
3. Biological Monitoring Requirements: All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the Offsite Mitigation Plan.
4. Notification of Completion: At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

## **BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION**

### **BIO-2:**

The following measures shall be incorporated into project-level construction documents to minimize direct impacts on wildlife movement, nesting or foraging activities and shall include preconstruction protocol surveys to be conducted during established breeding seasons, construction noise monitoring and implementation in order to comply with the FESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or the ESL Regulations.

## I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** - The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of

the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

## III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

**BIO-3 (General Birds)**

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

United States Government

- U.S. Fish and Wildlife Service (23)
- U.S. Army Corps of Engineers (26)
- U.S. Environmental Protection Agency (19)

State of California

- California Department of Fish and Wildlife (32A)
- Cal EPA (37A)
- Department of Toxic Substances Control (39)
- Natural Resources Agency (43)
- Regional Water Quality Control Board, Region 9 (44)
- State Clearinghouse (46A)
- Native American Heritage Commission (56)

City of San Diego

- Mayor's Office (91)
- Council Member Marti Emerald, District 9 (MS 10A)
- City Attorney
  - Shannon Thomas (MS 93C)
- Development Services Department
  - Myra Herrmann
  - Tim Daly
  - Terre Lien
  - Chris Larson
  - Bill Prinz

Mehdi Rastakhiz  
Leonard Wilson  
Jack Canning  
Planning, Neighborhoods & Economic Development Department  
Jeff Harkness  
Holly Smit Kicklighter  
Michael Prinz  
Park & Recreation Department  
Chris Zirkle  
Betsy Miller  
Laura Ball  
Environmental Services Department  
Lisa Wood  
Public Utilities Department  
Keli Balo  
Dirk Smith  
Nicole McGinnis  
Library Dept.-Gov. Documents MS 17 (81)  
City Heights/Weingart Branch (81G)  
Real Estate Assets Department (85)  
Fire & Life Safety (MS 603)  
Michele Abella-Shon  
Police Department  
Sgt. Bill Carter, Operational Support Division

Other Groups and Individuals

Wetland Advisory Board (171)  
Sierra Club (165)  
San Diego Audubon Society (167)  
Jim Peugh (167A)  
California Native Plant Society (170)  
San Diego Bay & Coastkeeper (173)  
Citizens Coordinate for Century 3 (179)  
Endangered Habitat League (182 and 182A)  
Carmen Lucas (206)  
Clint Linton (215B)  
South Coastal Information Center (210)  
San Diego Historical Society (211)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)  
Frank Brown - Inter-Tribal Cultural Resource Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (NOTICE ONLY 225A-S)  
Barona Group of Capitan Grande Band of Mission Indians (225A)  
Campo Band of Mission Indians (225B)

Ewiiapaayp Band of Mission Indians (225C)  
 Inaja Band of Mission Indians (225D)  
 Jamul Indian Village (225E)  
 La Posta Band of Mission Indians (225F)  
 Manzanita Band of Mission Indians (225G)  
 Sycuan Band of Mission Indians (225H)  
 Viejas Group of Capitan Grande Band of Mission Indians (225I)  
 Mesa Grande Band of Mission Indians (225J)  
 San Pasqual Band of Mission Indians (225K)  
 Ipai Nation of Santa Ysabel (225L)  
 La Jolla Band of Mission Indians (225M)  
 Pala Band of Mission Indians (225N)  
 Pauma Band of Mission Indians (225O)  
 Pechanga Band of Mission Indians (225P)  
 Rincon Band of Luiseno Indians (225Q)  
 San Luis Rey Band of Luiseno Indians (225R)  
 Los Coyotes Band of Mission Indians (225S)  
 City Heights Business Improvement Association (285)  
 El Cajon Boulevard Business Improvement Association (286)  
 City Heights Area Planning Committee (287)  
 Theresa Quiroz (294)  
 Jose Lopez (295)  
 William D. Jones (296)  
 Fairmount Park Neighborhood Association (303)  
 John Stump (304)  
 San Diego Canyonlands (Applicant) (165A)  
 Michael Nieto - RECON Environmental, Inc. (Consultant)  
 Natalie Brodie - LSA Associates, Inc. (Consultant)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.



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Myra Hermann, Senior Planner  
Development Services Department

May 1, 2014  
Date of Draft Report

Analyst: Herrmann

---

Date of Final Report

Attachments:

- Figure 1 - Regional Location Map
- Figure 2 - Project Locations on USGS Quad Map (National City)
- Figure 3 - Project Locations on City 800-Scale Map
- Figure 4 - Project Locations Showing MHPA
- Figure 5 - Site Plan Overview
- Figure 6 - Site Plan - Manzanita Canyon
- Figure 7a - Site Plan - Swan Canyon (Home Avenue)
- Figure 7b - Site Plan - Swan Canyon (Maple & 46<sup>th</sup> Streets)
- Figure 7c - Site Plan - Swan Canyon (Maple & 46<sup>th</sup> Streets)
- Figure 7d - Site Plan - Swan Canyon (vicinity of Quince Street)
- Figure 8a - Site Plan - 47<sup>th</sup> Street Canyon (North of Quince/West of Euclid)
- Figure 8b - Site Plan - 47<sup>th</sup> Street Canyon (Myrtle Avenue/West of 47<sup>th</sup> Street)
- Figure 9a - Trail/Slope Detail
- Figure 9b - Trail/Slope Detail
- Figure 10 - Crib Wall Design
- Figure 11 - Puncheon Bridge Design
- Figure 12a - Sensitive Wildlife - Manzanita Canyon
- Figure 12b - Sensitive Wildlife - 47<sup>th</sup> Street Canyon
- Figure 13a - Project Impacts - Vegetation Communities/Sensitive Species - Manzanita Canyon
- Figure 13b - Project Impacts - Vegetation Communities/Sensitive Species - Swan Canyon
- Figure 13c - Project Impacts - Vegetation Communities/Sensitive Species - 47<sup>th</sup> Street Canyon
- Figure 14a - Restoration/Revegetation Areas - Manzanita Canyon
- Figure 14b - Restoration/Revegetation Areas - Hollywood Canyon
- Figure 14c - Restoration/Revegetation Areas - Swan Canyon
- Figure 15a - Impacts - Potential Jurisdictional Resources - Manzanita Canyon
- Figure 15b - Impacts - Potential Jurisdictional Resources - Swan Canyon
- Figure 15c - Impacts - Potential Jurisdictional Resources - 47<sup>th</sup> Street Canyon
- Figure 16 - Project Impacts to the MHPA - Manzanita Canyon

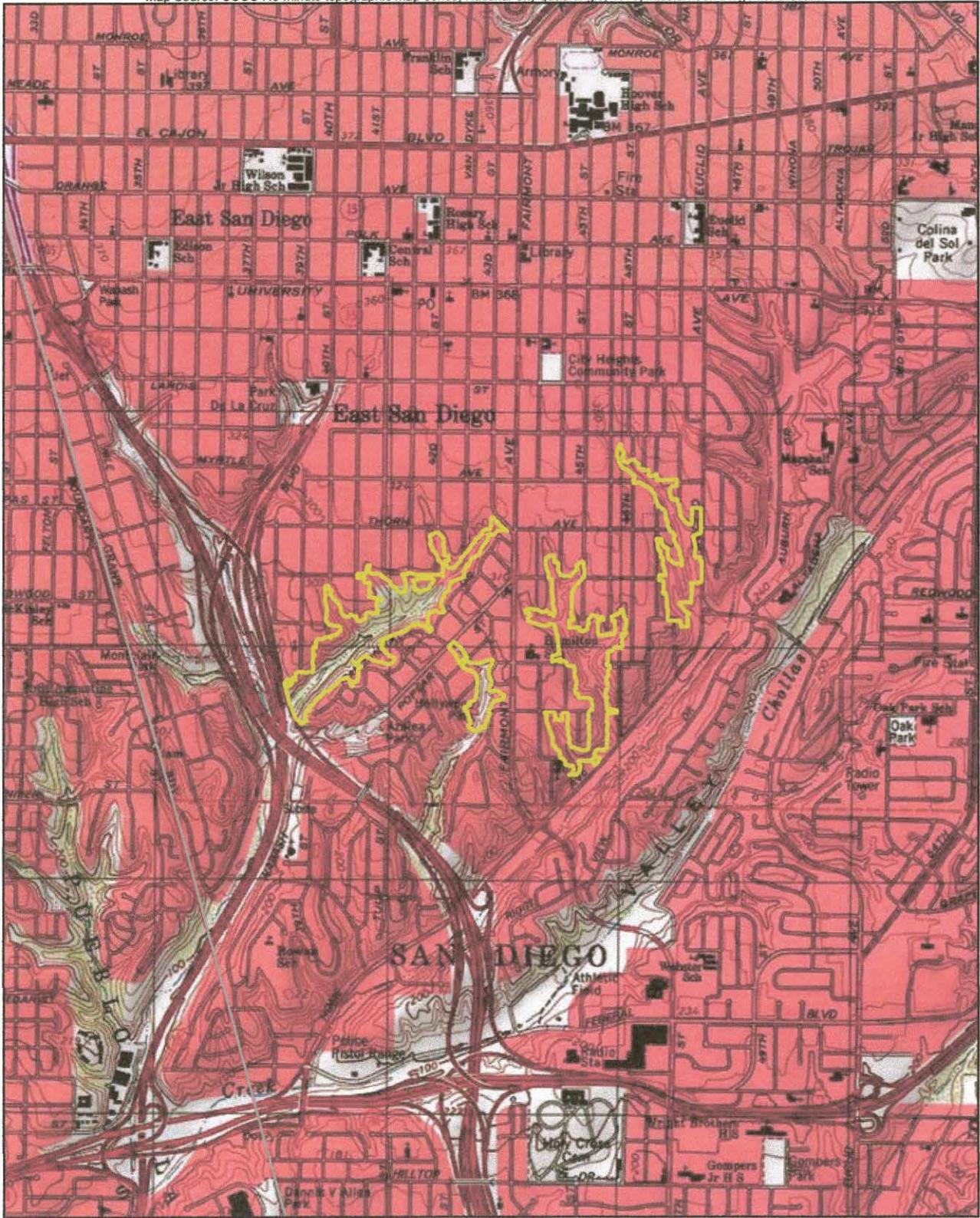
Initial Study Checklist



 Project Location

FIGURE 1

Regional Location of Project (City Heights Canyons Enhancements and Trails Project)



 Study Area

FIGURE 2

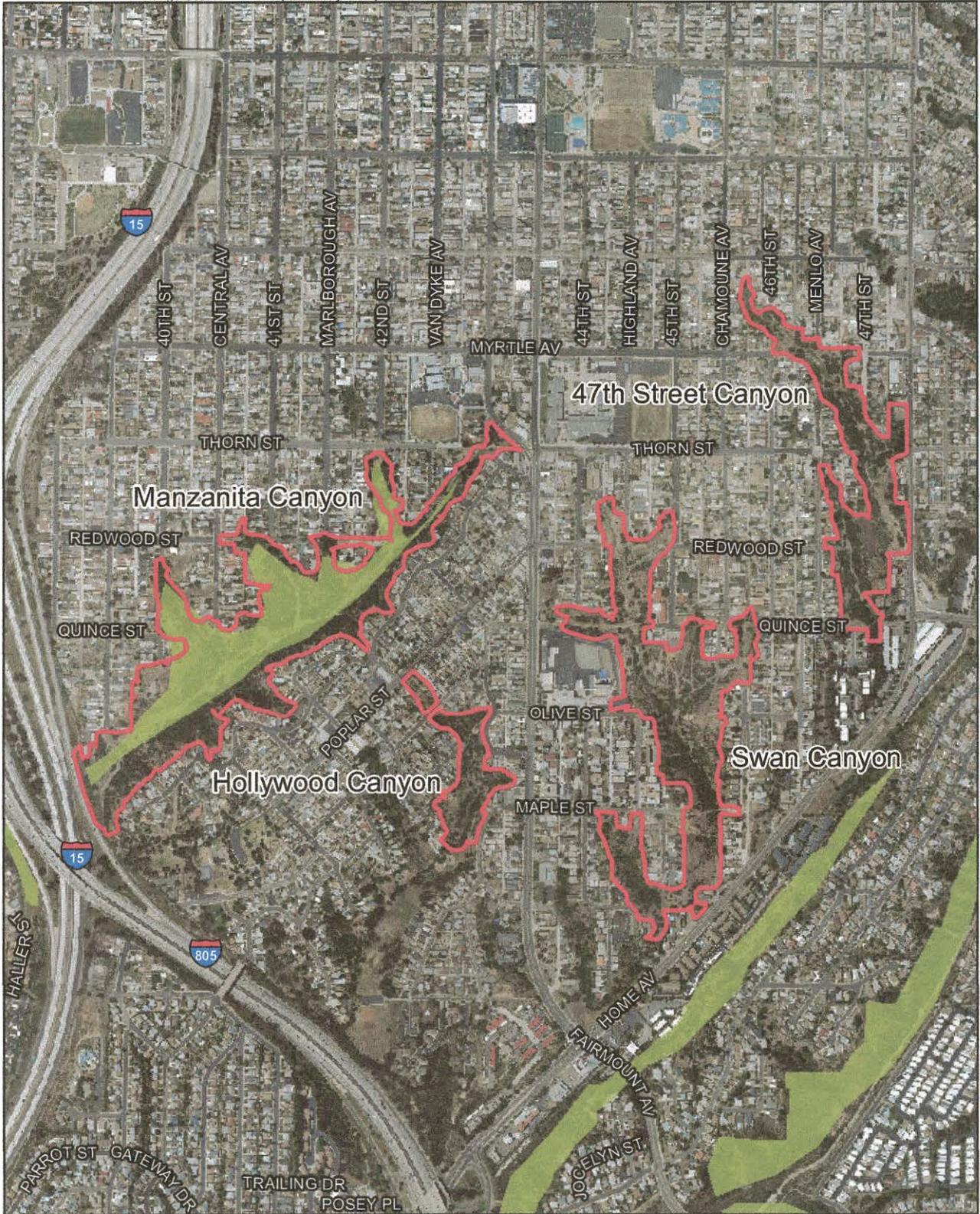
City Heights Canyons Enhancements and Trails Project Location on USGS Map



 Study Area

FIGURE 3

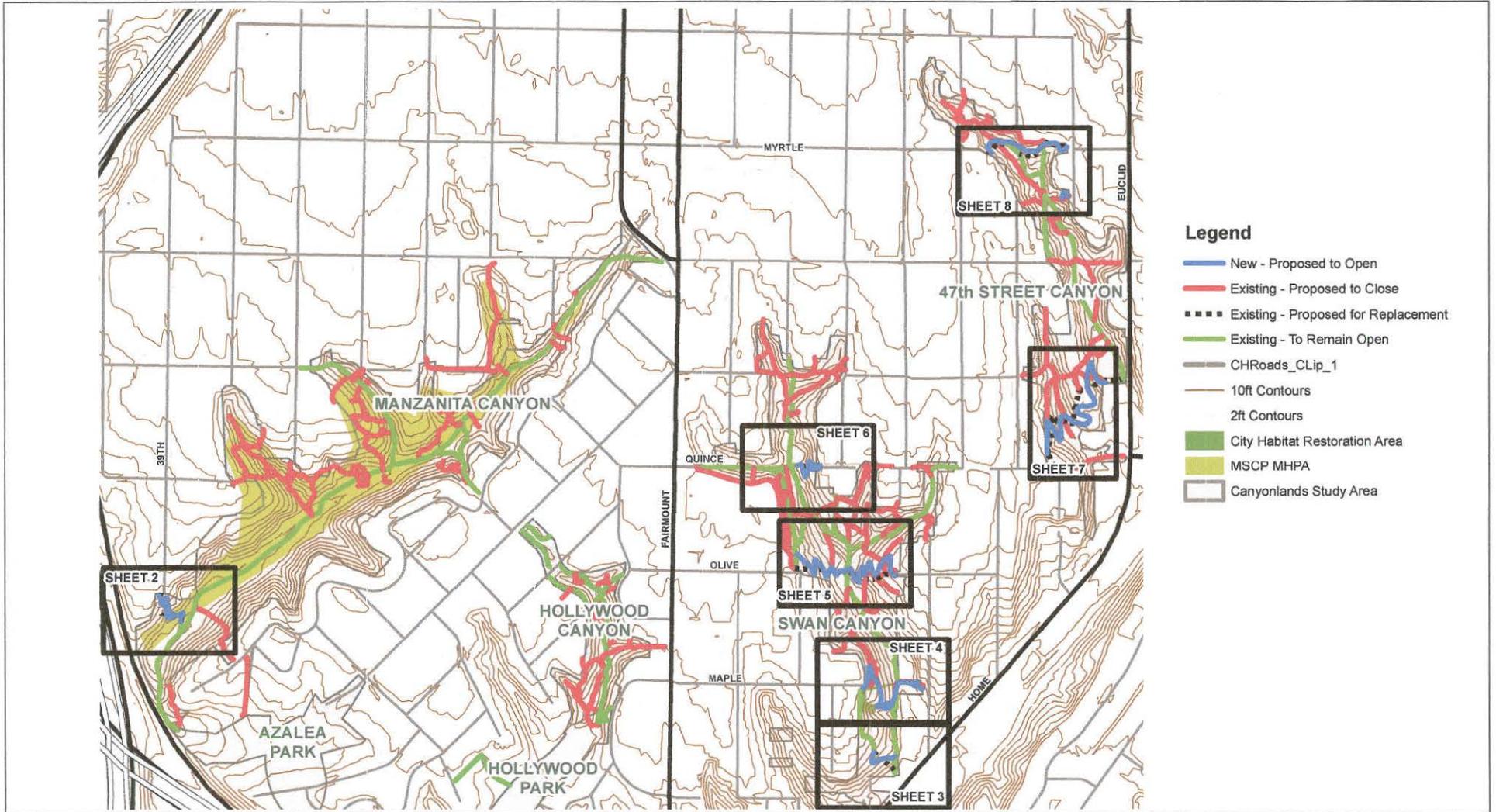
City Heights Canyons Enhancements and  
Trails Project Location on City 800' Map



-  Study Area
-  City of San Diego MHPA (20.43 Acres in Study Area)



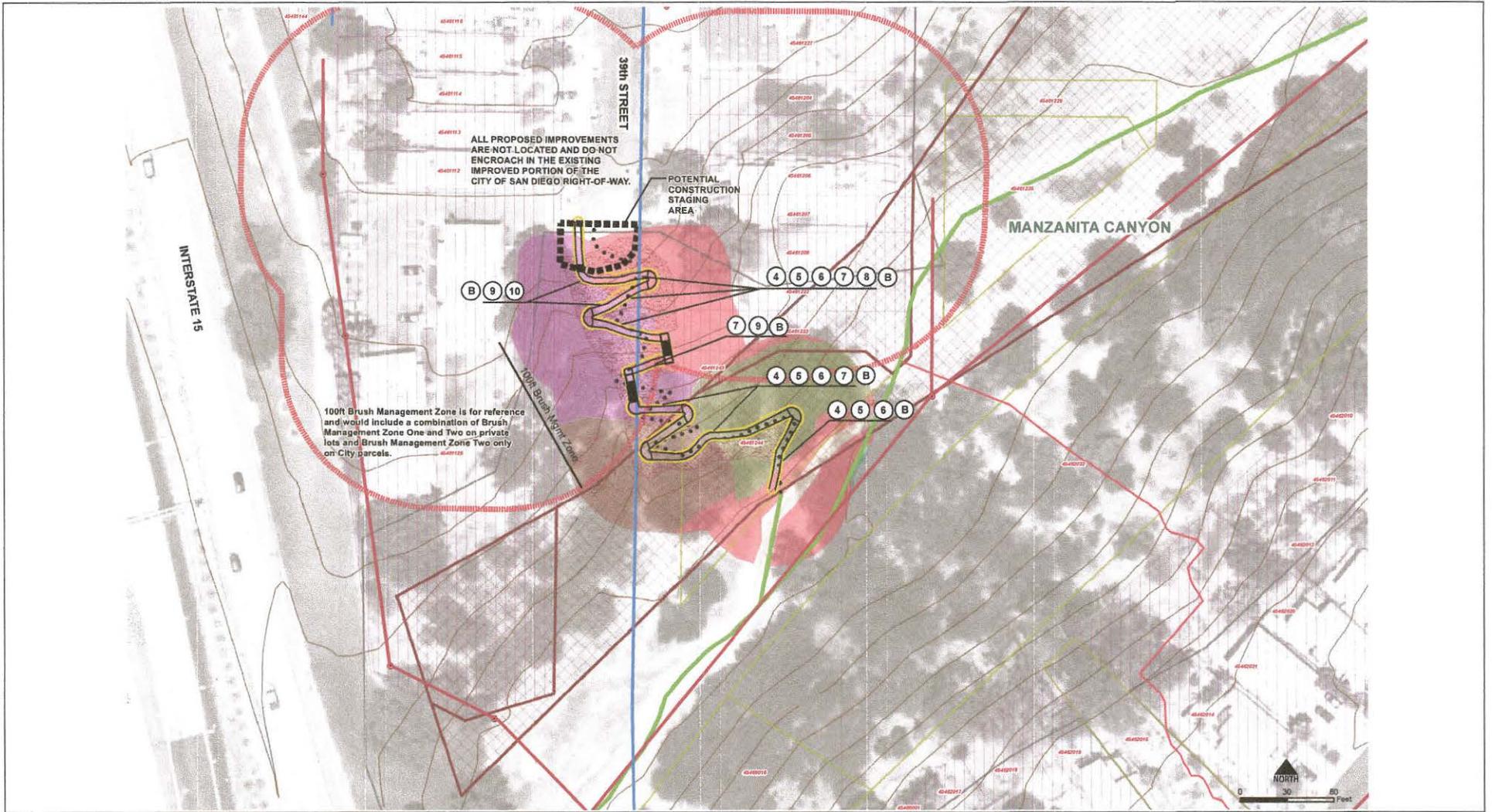
**FIGURE 4**  
City Heights Canyons  
Enhancements and Trails Project in  
Relation to the City of San Diego MHPA



Not to Scale



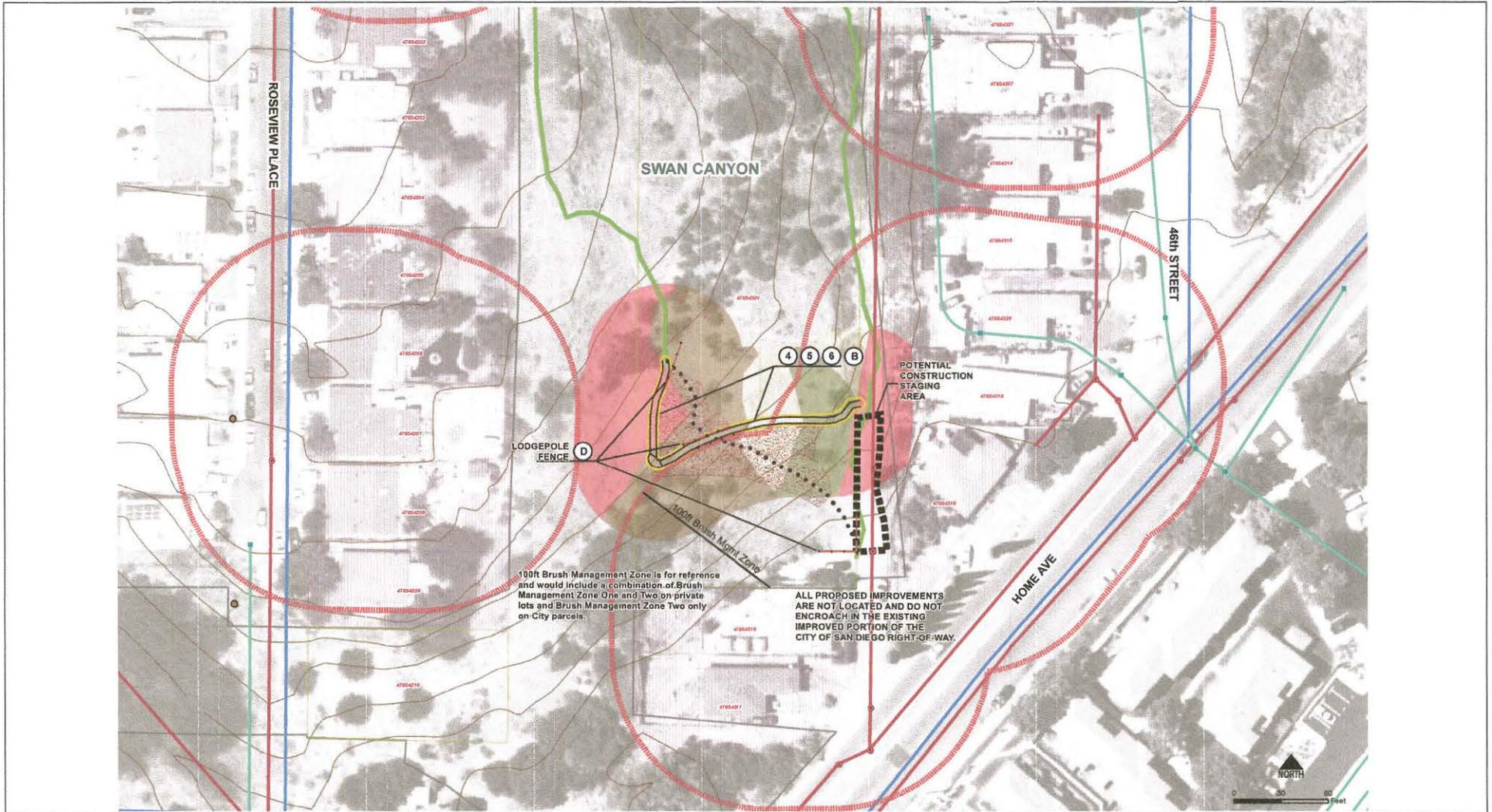
FIGURE 5  
Site Development Plan - Overview



- |                   |   |                          |                      |                 |                                       |                       |
|-------------------|---|--------------------------|----------------------|-----------------|---------------------------------------|-----------------------|
| — Stairs          | — Existing - Proposed to Close          | — Trail Impact Footprint | — Soil Disposal Area | — Water Pipe    | • Ceanothus verrucosus                | — Disturbed Habitat   |
| — Trail Edges     | ••• Existing - Proposed for Replacement | — PRIVATE                | — Drain Structure    | • Sewer Manhole | — Non-Vegetated Floodplain or Channel | — Non-Native Woodland |
| — Lodgepole Fence | — Existing - To Remain Open             | — CITY OF SAN DIEGO      | — 10ft Contours      | — Sewer Main    | — Coastal Sage-Chaparral Transition   | — Eucalyptus Woodland |
|                   |   | — MSCP MHPA              | — 2ft Contours       | — Storm Pipe    | — Southern Mixed Chaparral            |                       |
|                   |   | — Brush Mgmt Zone        |                      |                 |                                       |                       |

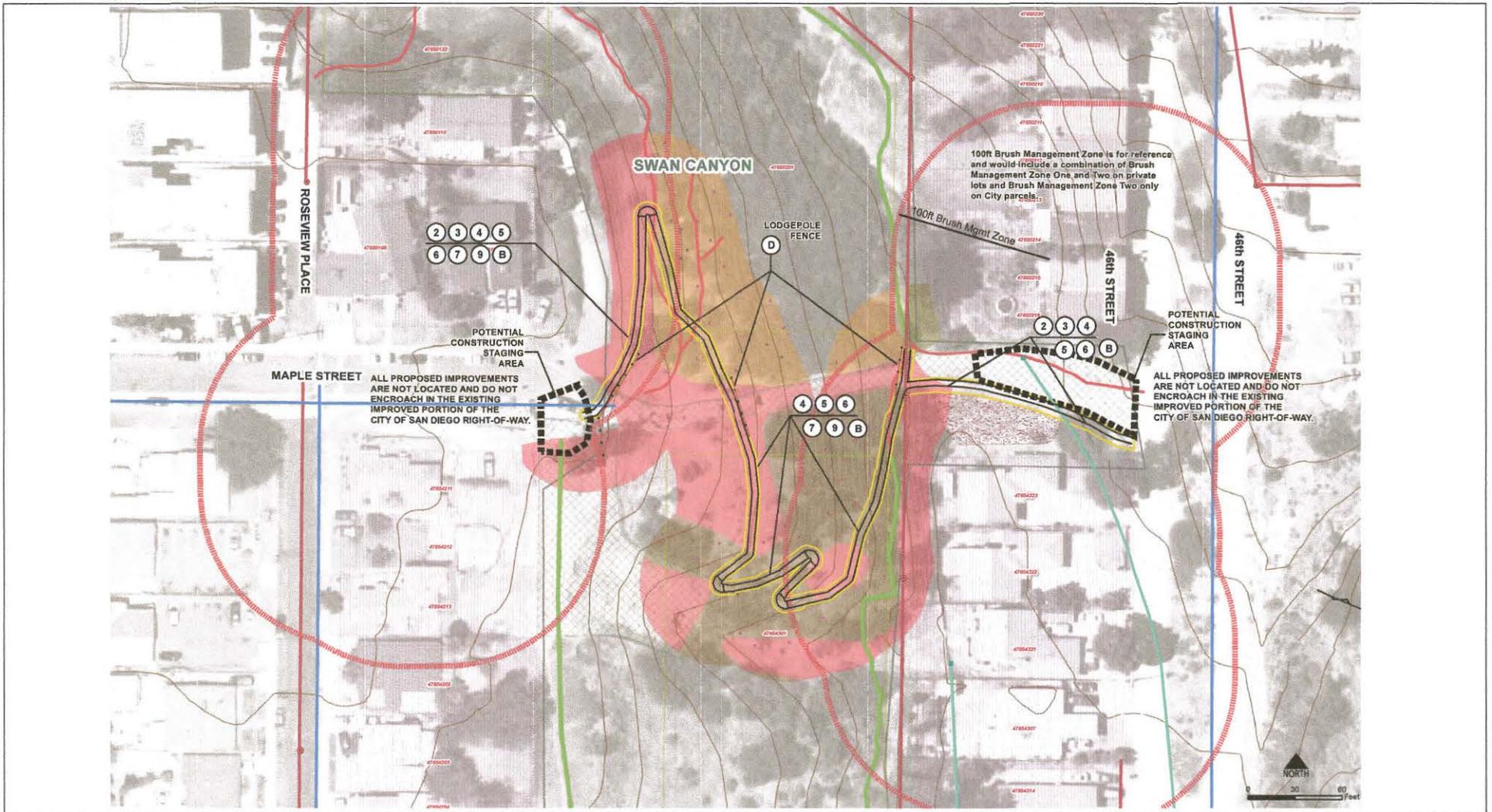


**FIGURE 6**  
 Site Development Plan - Manzanita Canyon  
 West of I-15/Southern Terminus of 39th Street  
 (Sheet 2)



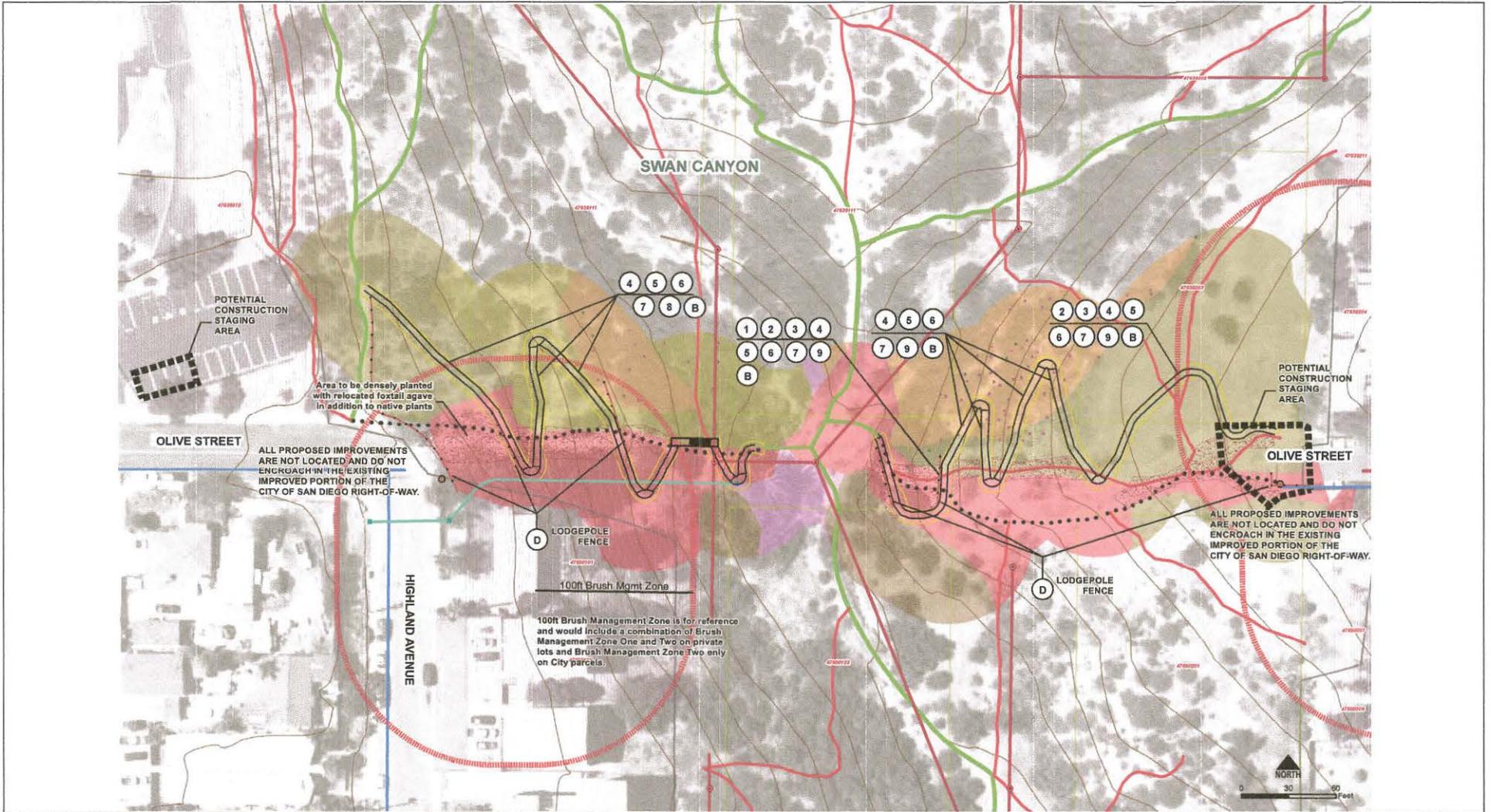
- |                   |   |                          |                   |                 |                             |
|-------------------|---|--------------------------|-------------------|-----------------|-----------------------------|
| — Stairs          | — Existing - Proposed to Close          | ▭ Trail Impact Footprint | — 10ft Contours   | — Water Main    | • Ceanothus verrucosus      |
| — Trail Edges     | ••• Existing - Proposed for Replacement | ▭ PRIVATE                | — 2ft Contours    | — Water Pipe    | • Non-Native Grassland      |
| — Lodgepole Fence | — Existing - To Remain Open             | ▭ CITY OF SAN DIEGO      | ■ Drain Structure | • Sewer Manhole | ■ Diegan Coastal Sage Scrub |
|                   |   | ▭ Brush Mgmt Zone        | — Storm Pipe      | — Sewer Main    | ■ Southern Mixed Chaparral  |
|                   |   | ▭ Soil Disposal Area     |                   |                 | ■ Disturbed Habitat         |





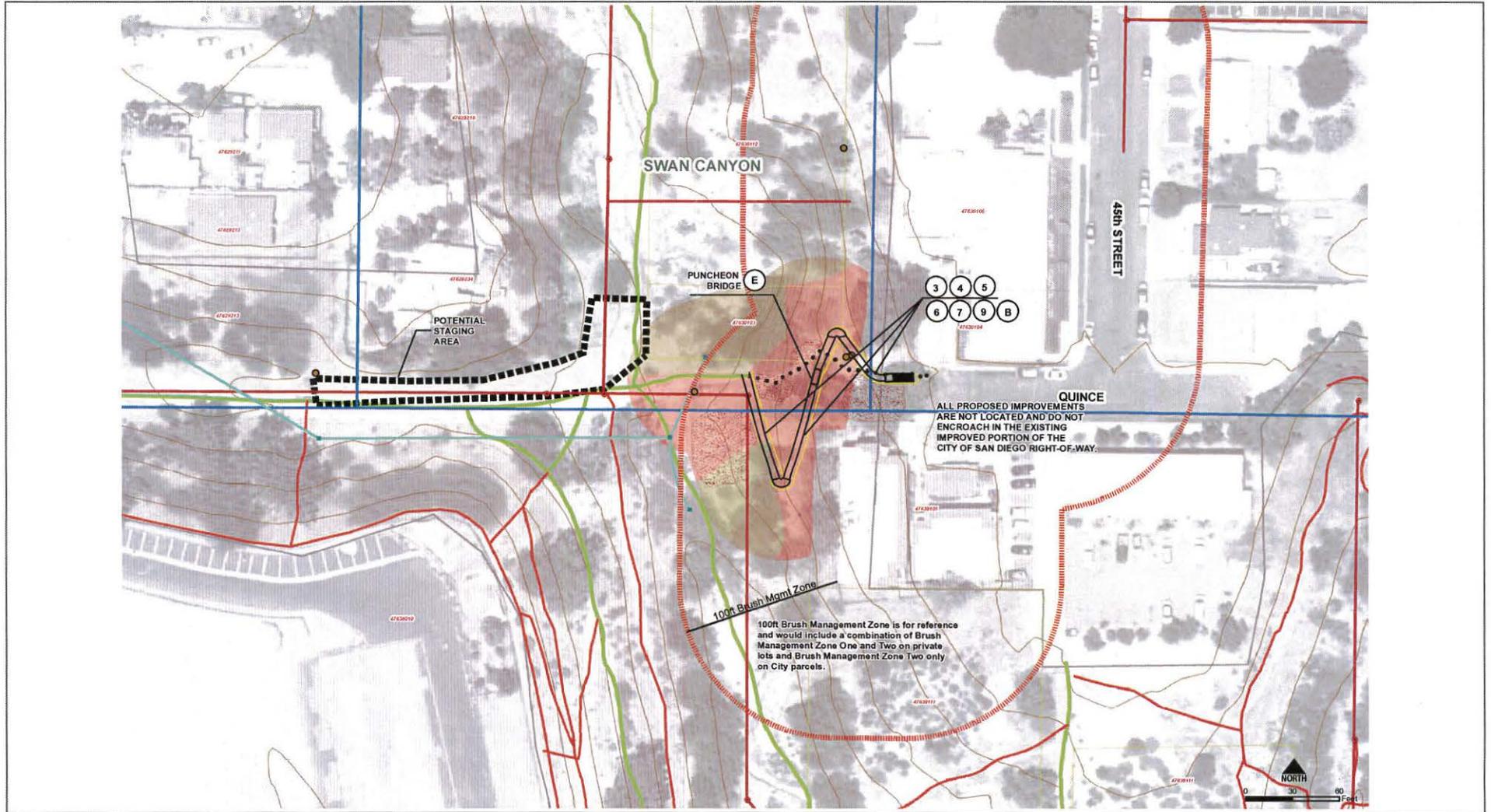
- |   |                        |                    |                 |                                       |                               |
|---|------------------------|--------------------|-----------------|---------------------------------------|-------------------------------|
| — Stairs                                | Trail Impact Footprint | Soil Disposal Area | ● Utility Poles | • Ceanothus verrucosus                | ■ Southern Maritime Chaparral |
| — Trail Edges                           | PRIVATE                | 10ft Contours      | — Water Main    | • Xylococcus bicolor                  | ■ Southern Mixed Chaparral    |
| — Lodgepole Fence                       | CITY OF SAN DIEGO      | 2ft Contours       | — Water Pipe    | ■ Non-Vegetated Floodplain or Channel | ■ Disturbed Habitat           |
| — Existing - Proposed to Close          | City Restoration Area  | ■ Drain Structure  | ● Sewer Manhole | ■ Diegan Coastal Sage Scrub           |                               |
| ••• Existing - Proposed for Replacement | Brush Mgmt Zone        | — Storm Pipe       | — Sewer Main    |                                       |                               |
| — Existing - To Remain Open             |                        |                    |                 |                                       |                               |





- |                                       |                        |                   |                        |                                     |                            |
|---------------------------------------|------------------------|-------------------|------------------------|-------------------------------------|----------------------------|
| — Stairs                              | PRIVATE                | ■ Drain Structure | — 10ft Contours        | ■ Diegan Coastal Sage Scrub         | ■ Southern Mixed Chaparral |
| — Trail Edges                         | CITY OF SAN DIEGO      | — Storm Pipe      | — 2ft Contours         | ■ Coastal Sage-Chaparral Transition | ■ Non-Native Riparian      |
| — Lodgepole Fence                     | Trail Impact Footprint | — Water Main      | ● Ceanothus verrucosus | ■ Southern Maritime Chaparral       | ■ Disturbed Habitat        |
| — Existing - Proposed to Close        | Brush Mgmt Zone        | — Water Pipe      | ● Xylococcus bicolor   |                                     |                            |
| — Existing - Proposed for Replacement | Soil Disposal Area     | ● Sewer Manhole   |                        |                                     |                            |
| — Existing - To Remain Open           |                        | — Sewer Main      |                        |                                     |                            |

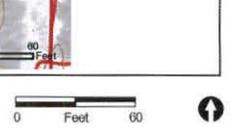


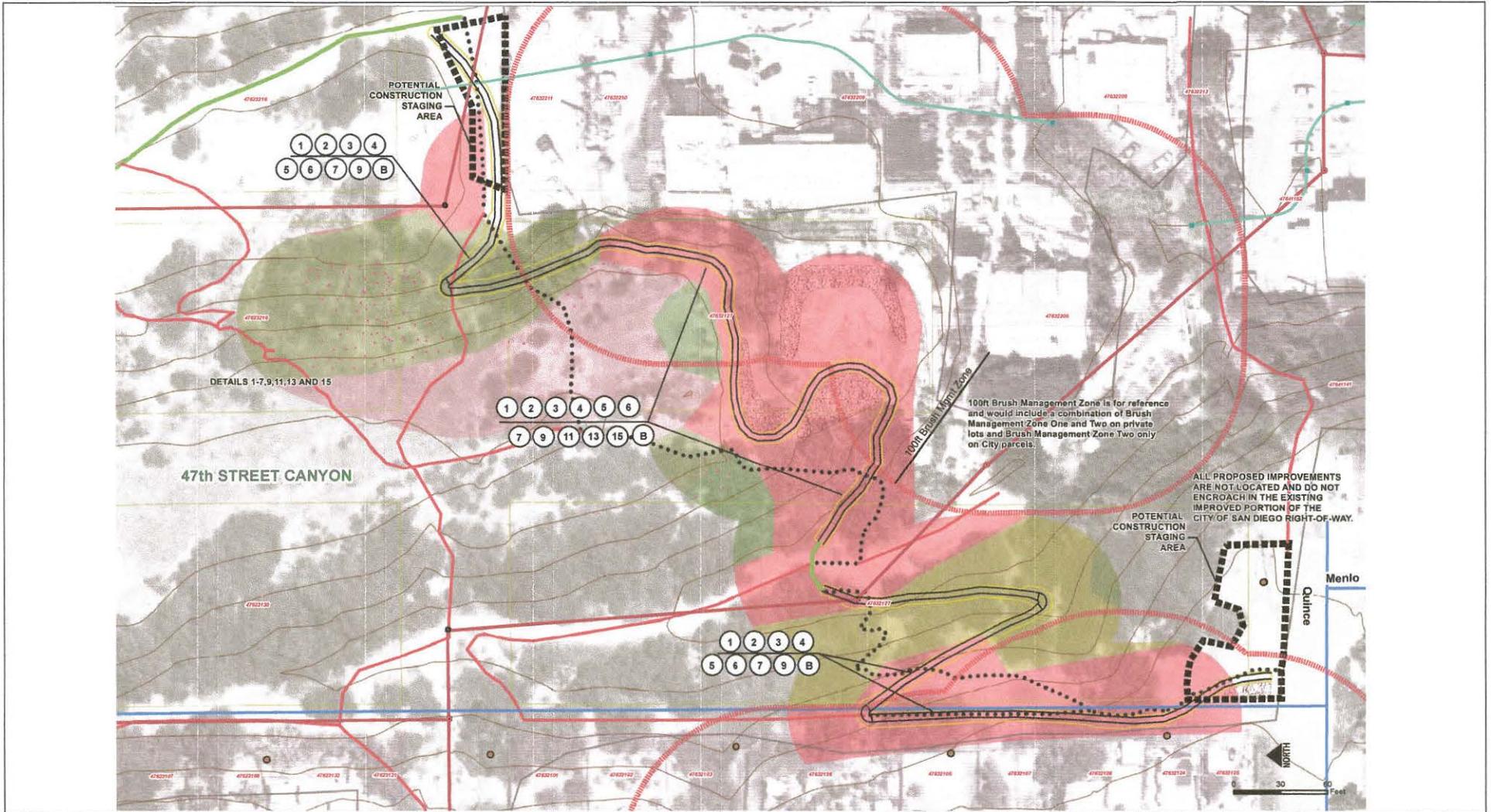


ALL PROPOSED IMPROVEMENTS ARE NOT LOCATED AND DO NOT ENCRoACH IN THE EXISTING IMPROVED PORTION OF THE CITY OF SAN DIEGO RIGHT-OF-WAY.

100ft Brush Mgmt Zone is for reference and would include a combination of Brush Management Zone One and Two on private lots and Brush Management Zone Two only on City parcels.

- |                   |   |                          |                   |                 |                             |
|-------------------|---|--------------------------|-------------------|-----------------|-----------------------------|
| — Stairs          | — Existing - Proposed to Close          | □ Trail Impact Footprint | ■ Drain Structure | — Storm Pipe    | • Ceanothus verrucosus      |
| — Trail Edges     | ••• Existing - Proposed for Replacement | ▨ Private                | ● Sewer Manhole   | — Water Pipe    | ■ Diegan Coastal Sage Scrub |
| — Lodgepole Fence | — Existing - To Remain Open             | ▨ City of San Diego      | ○ Utility Pole    | — Sewer Main    | ■ Southern Mixed Chaparral  |
|                   |   | ▨ Brush Mgmt Zone        |                   | — 10ft Contours | ■ Disturbed Habitat         |
|                   |   | ▨ Soil Disposal Area     |                   | — 2ft Contours  |                             |

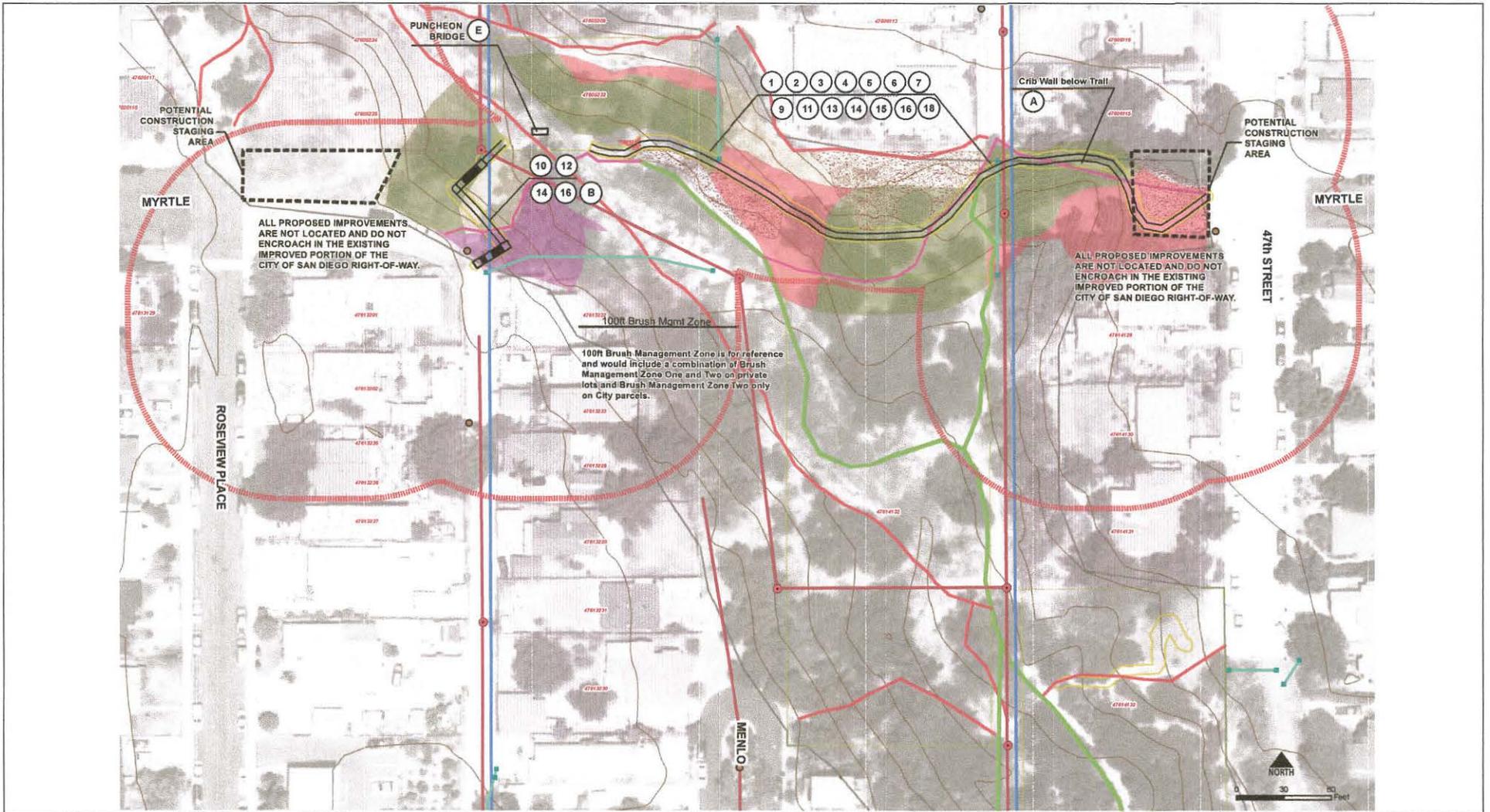




- |                   |   |                          |                 |                   |                                     |
|-------------------|---|--------------------------|-----------------|-------------------|-------------------------------------|
| — Stairs          | — Existing - Proposed to Close          | — Trail Impact Footprint | — Storm Pipe    | ● Utility Pole    | ■ Diegan Coastal Sage Scrub         |
| — Trail Edges     | ••• Existing - Proposed for Replacement | ■ Private                | — Water Pipe    | ■ Drain Structure | ■ Coastal Sage-Chaparral Transition |
| — Lodgepole Fence | — Existing - To Remain Open             | ■ City of San Diego      | — Sewer Main    | ● Sewer Manhole   | ■ Chamise Chaparral                 |
|                   |   | ■ Brush Mgmt Zone        | — 10ft Contours | — 2ft Contours    | ■ Scrub Oak Chaparral               |
|                   |   | ■ Soil Disposal Area     |                 |                   | ■ Disturbed Habitat                 |



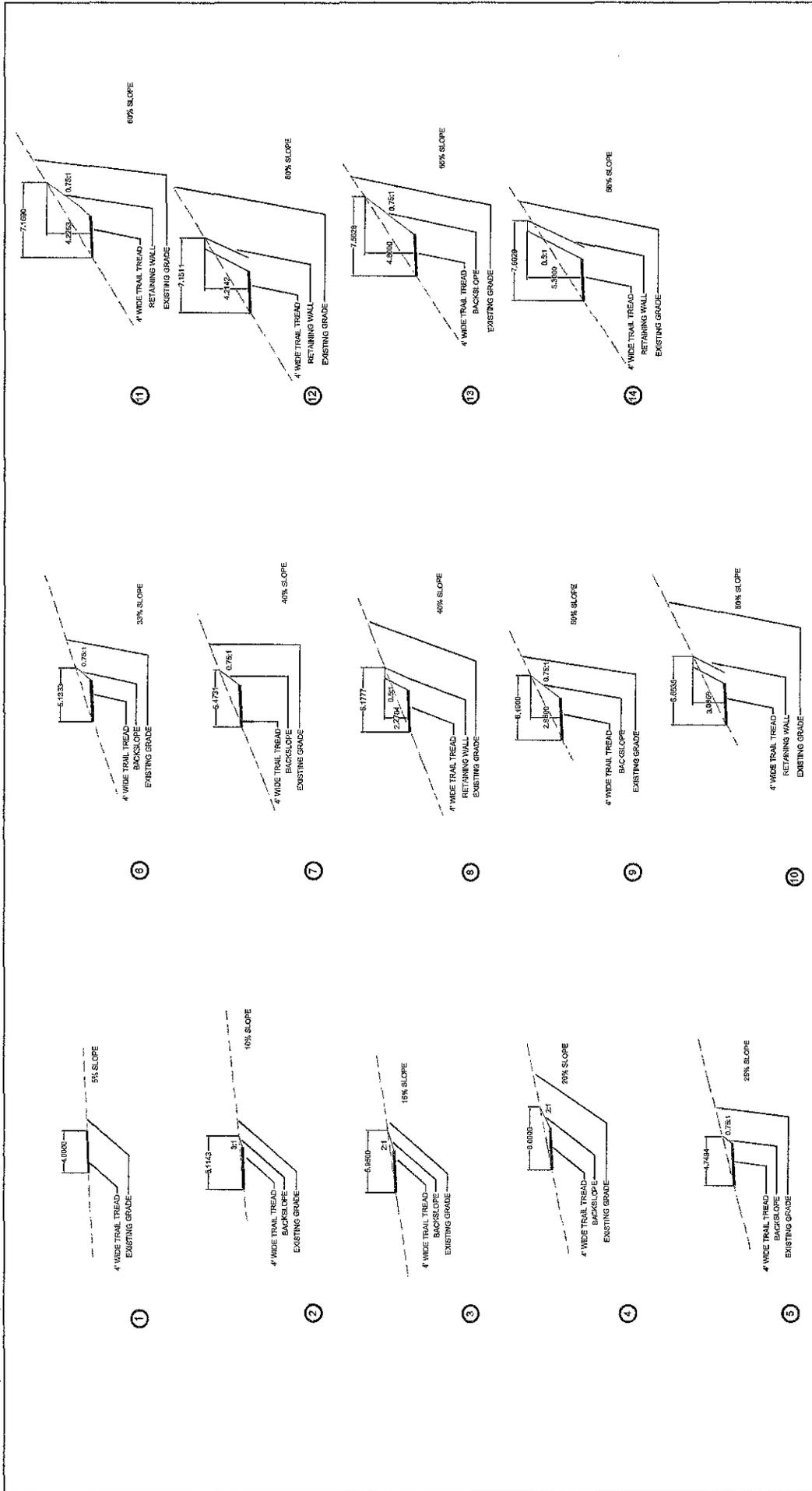
**FIGURE 8a**  
 Site Development Plan - 47th Street Canyon  
 North of Quince Street/West of Euclid Avenue  
 (Sheet 7)



- |                   |   |                          |                   |                 |                      |
|-------------------|---|--------------------------|-------------------|-----------------|----------------------|
| — Stairs          | — Existing - Proposed to Close          | ▭ Trail Impact Footprint | ● Utility Pole    | ● Sewer Manhole | Non-Native Grassland |
| — Trail Edges     | ••• Existing - Proposed for Replacement | ▨ PRIVATE                | ■ Drain Structure | — Sewer Main    | Scrub Oak Chaparral  |
| — Lodgepole Fence | — Existing - To Remain Open             | ▨ CITY OF SAN DIEGO      | — Storm Pipe      | — 10ft Contours | Disturbed Habitat    |
|                   |   | ▨ Brush Mgmt Zone        | — Water Pipe      | — 2ft Contours  | Non-Native Woodland  |
|                   |   | ▨ Soil Disposal Area     |                   |                 |                      |



Map Source: KTU-A, 2014.

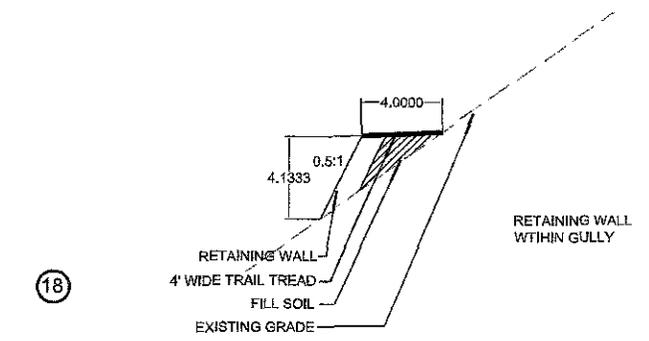
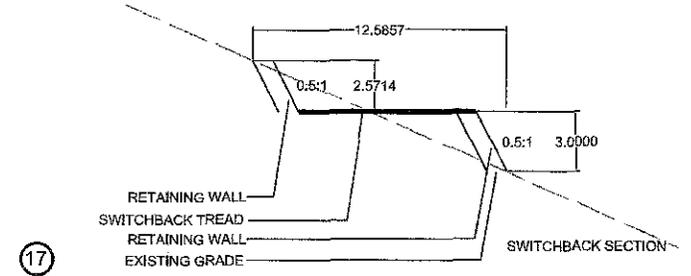
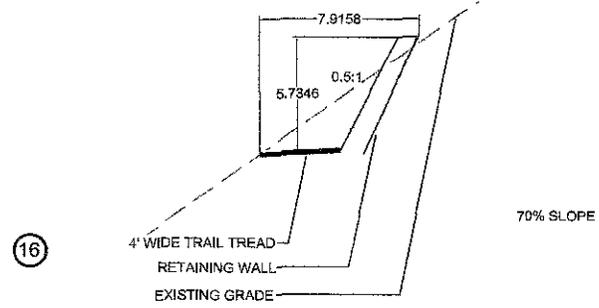
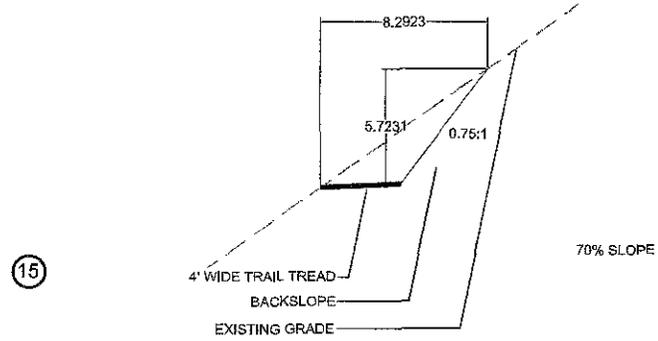


Not to Scale

FIGURE 9a  
Site Development Plan - Trail/Slope Detail

RECON

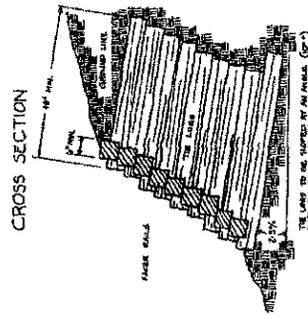
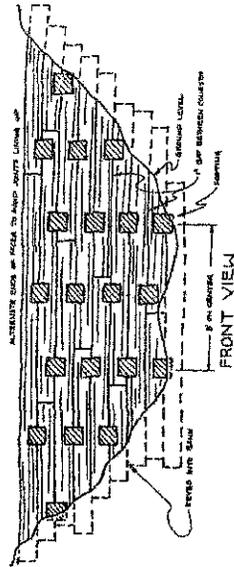
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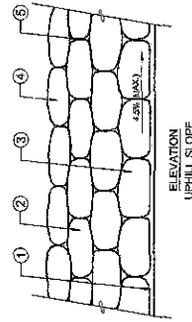
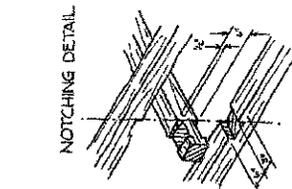


FIGURE 9b  
Site Development Plan - Trail/Slope Detail

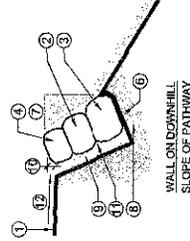
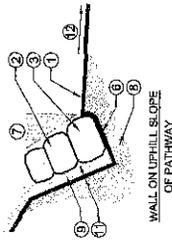


NOTE: ALL WALLS 8\"/>

**A** CRIB WALL BELOW TRAIL



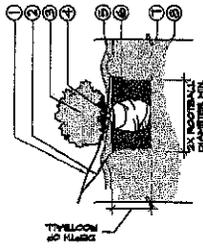
- 1 PATHWAY
- 2 DRY STAGGED BOLLERS - USE 2 MAN (8\"/>
- 3 SELECT AND FIT TIGHTLY, CHINK WITH SMALLER BOLLERS
- 4 PLACE LARGEST BOLLERS AT BASE WITH PROGRESSIVELY SMALLER AT TOP
- 5 GAP STONES SERVE AS PROTECTIVE CURB AND SHOULD BE PLACED FOR TOP LAYER
- 6 OVERLAP BOLLERS SPANNING JOINTS. DO NOT LINE UP JOINTS VERTICALLY.
- 7 IN SLOPE WALL
- 8 10% COMPACTED BASE ON NATIVE SOIL
- 9 LEAN WALL INTO SLOPE
- 10 4\"/>
- 11 BACK FILL WITH NATIVE SOIL OR CLASS 2 AGGREGATE (NO CHINKING)
- 12 ACTS AS PATHWAY (MIN. 26\"/>
- 13 MAX. WATER DRAINING INTERMITTENTLY BETWEEN JOINTS IN WALL, SEE PATHWAY DETAIL ON L.S.
- 14 IN SLOPE BASE



**B** SWITCHBACK WALLS

Not to Scale

**FIGURE 10**  
Site Development Plan - Crib Wall Design

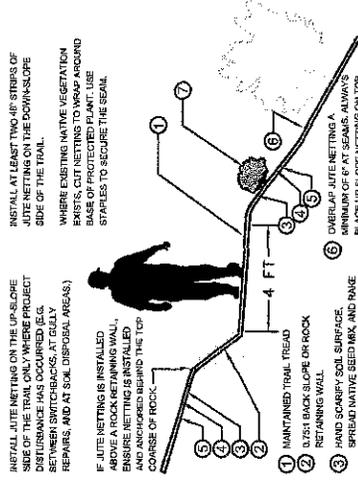


- 1 EXISTING FINISH GRADE AT SLOPE (WHERE APPLICABLE)
- 2 NEW FINISH GRADE AT SLOPE (WHERE APPLICABLE)
- 3 BANK
- 4 BANK CROWN (7" ABOVE FINISH GRADE)
- 5 4" HIGH DRAINAGE BENT ALL AROUND
- 6 ROOTBALL
- 7 BACKFILL MIX (PEBBLES & NETTING)

**A** **SLOPE AND TREE PLANTING**  
NO SCALE

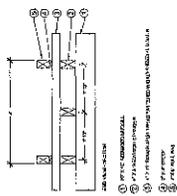
INSTALL JUTE NETTING ON THE UP-SLOPE SIDE OF THE TRAIL ONLY WHERE PROJECT DISTURBANCE HAS OCCURRED (E.G. TREE SWAY, SOIL EROSION, ETC.)

IF JUTE NETTING IS INSTALLED ABOVE A ROCK RETAINING WALL, ENSURE NETTING IS INSTALLED AND ANCHORED BEHIND THE TOP COURSE OF ROCK.

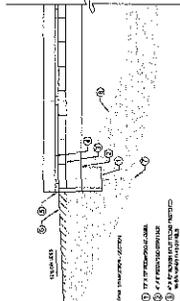


- 1 MAINTAINED TRAIL TREAD
- 2 3/4\"/>
- 3 HAND SCRAPE (ON SURFACE SPREAD NATIVE SEED MIX AND RAISE SURFACE PRIOR TO INSTALLING JUTE NETTING)
- 4 4\"/>
- 5 SQUARE TOP 3 GAUGE 6\"/>
- 6 OVERLAP JUTE NETTING A MINIMUM OF 6\"/>
- 7 INSTALL CONTAINER PLANTS AFTER JUTE NETTING BY CUTTING AN 18\"/>

**B** **TRAIL CORRIDOR EROSION CONTROL**  
NO SCALE



- 1 DECK
- 2 STRINGER
- 3 SUPPORT
- 4 ABUTMENT
- 5 PIER



- 1 DECK
- 2 STRINGER
- 3 SUPPORT
- 4 ABUTMENT
- 5 PIER

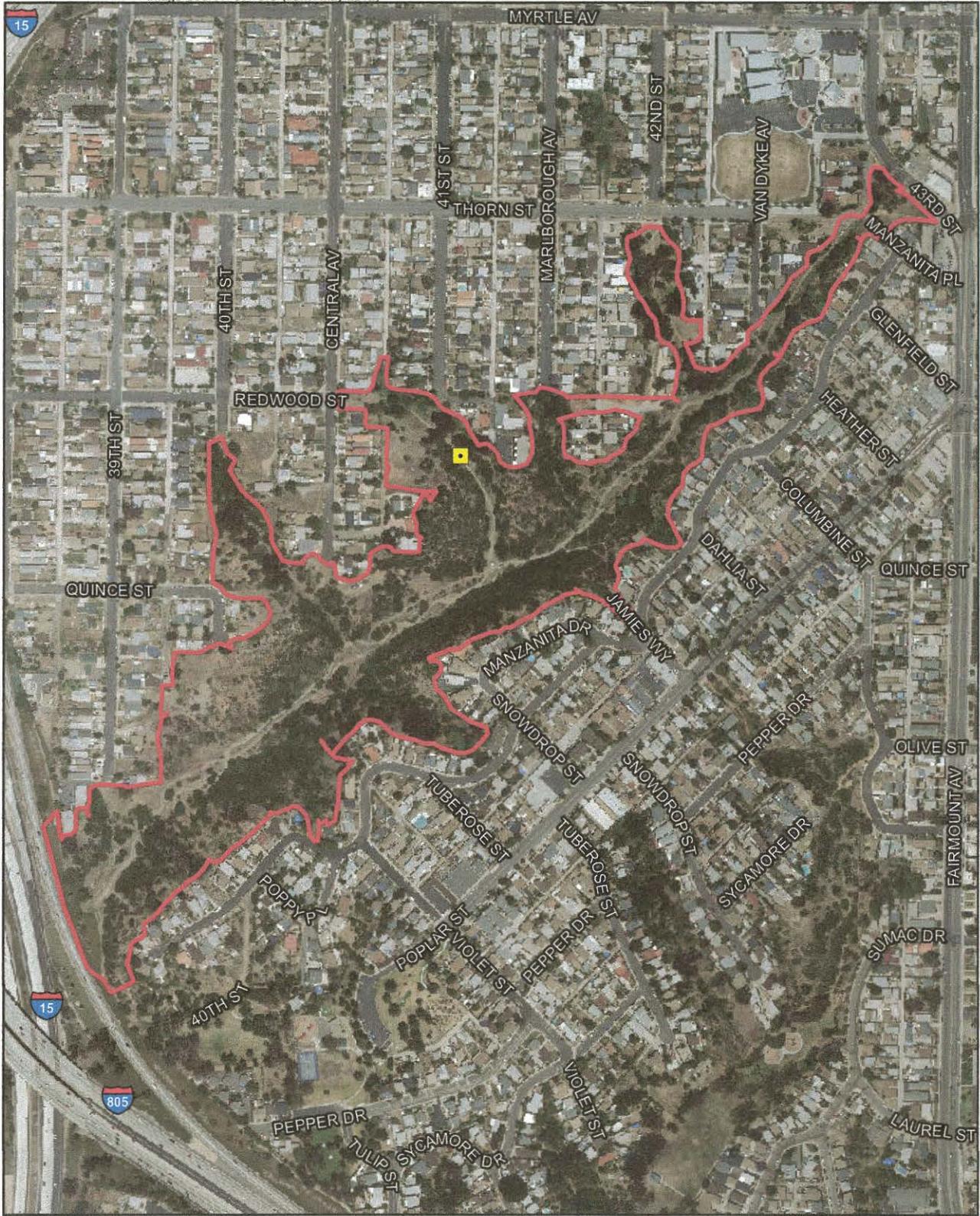
SCALE: 1"=2'

**E** **PUNCHEON BRIDGE**

- 1 DECK
- 2 STRINGER
- 3 SUPPORT
- 4 ABUTMENT
- 5 PIER

Not to Scale

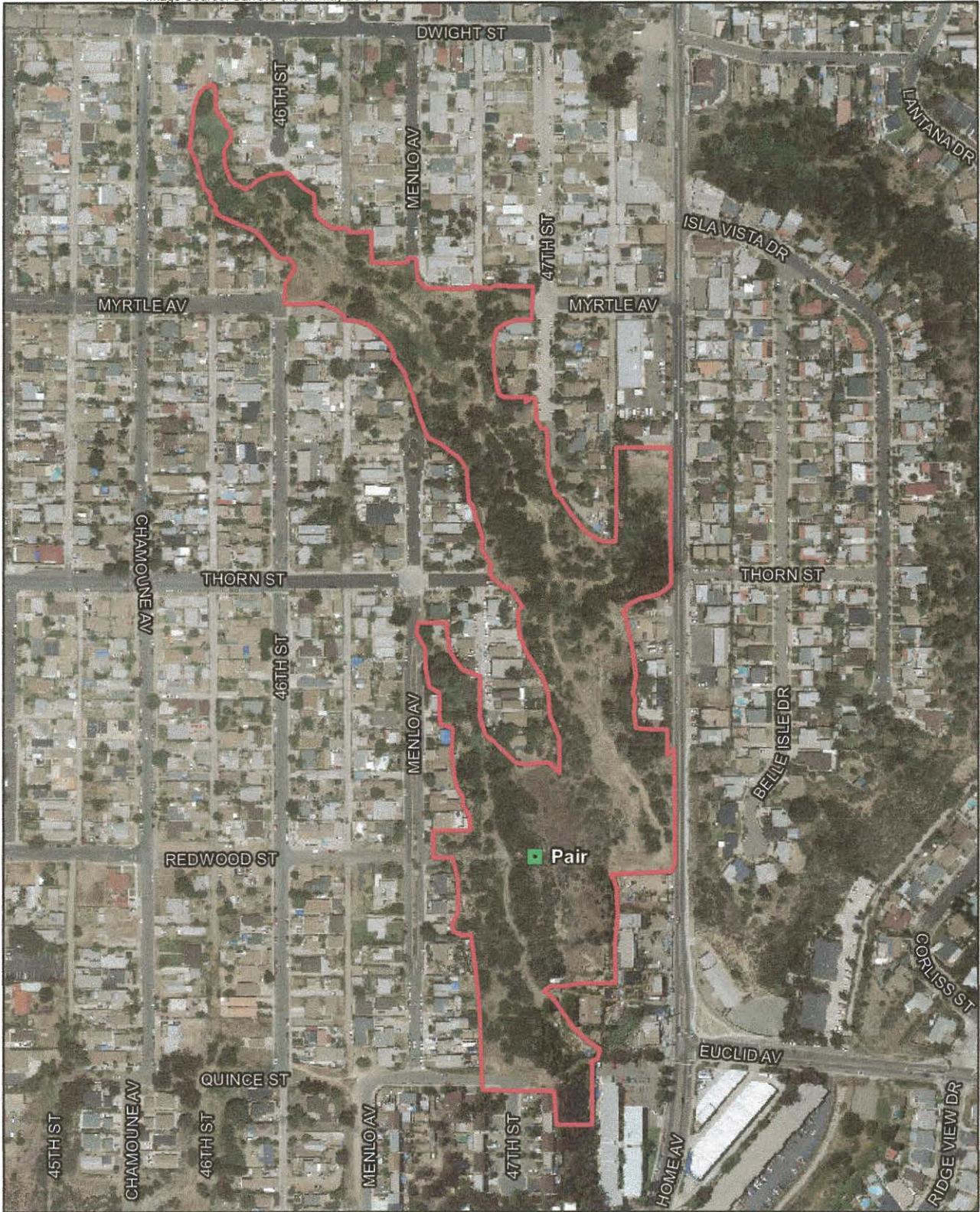
**FIGURE 11**  
Site Development Plan - Puncheon Bridge Design



- Manzanita Canyon Study Area
- Accipiter cooperii*

FIGURE 12a

Sensitive Wildlife Found within the Manzanita Canyon Study Area of the City Heights Canyons Enhancements and Trails Project



 47th Street Canyon Study Area

 *Polioptila californica californica*

FIGURE 12b

Sensitive Wildlife Found within the 47th Street Canyon Study Area of the City Heights Canyons Enhancements and Trails Project



Manzanita Canyon Study

City of San Diego MHPA

**Impacts**

Permanent Trail Impact

Cut Slopes

Soil Disposal

Staging

*Ceanothus verrucosus*  
(San Diego Canyonlands, 2013)

**Vegetation Communities/Land Cover Types (Area Impacted)**

Non-native Vegetation (0.09 Acres)

Eucalyptus Woodland

Disturbed Wetland

Disturbed Habitat (0.07)

Urban/Developed

Non-vegetated Floodplain or Channel

Diegan Coastal Sage Scrub

Southern Mixed Chaparral (0.03 Acres)

Chamise Chaparral

Scrub Oak Chaparral

Southern Maritime Chaparral

Coastal Sage-Chaparral Transition (0.03 Acres)

Non-native Grassland

Southern Riparian Scrub

Mule Fat Scrub

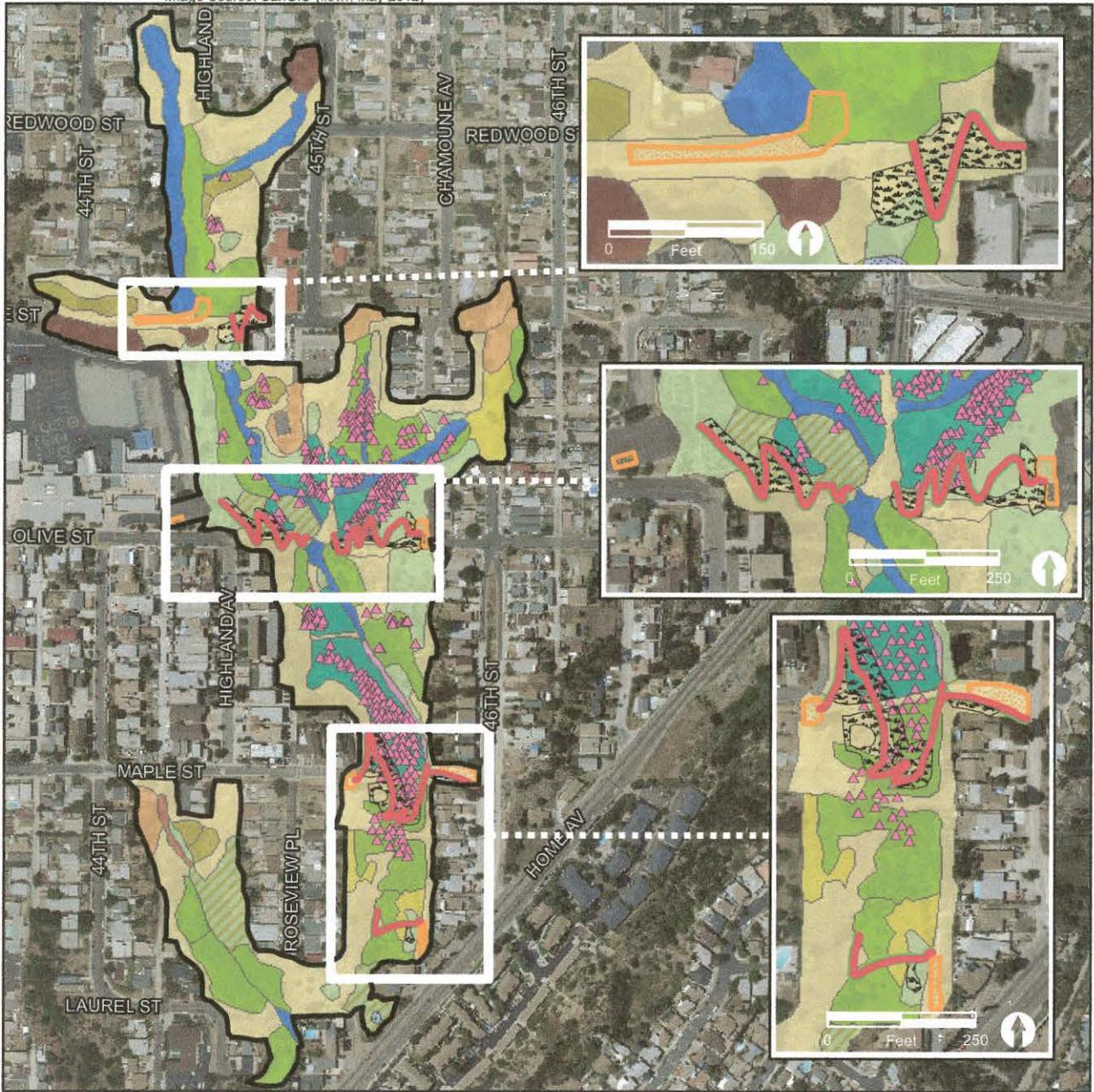
Arundo-dominated Riparian



**FIGURE 13a**

Project Impacts to Vegetation Communities and Sensitive Species within Manzanita Canyon of the City Heights Canyons Enhancements and Trails Project

Image Source: SanGIS (flown May 2012)



- Swan Canyon Study Area
- Permanent Trail Impact
- Cut Slopes
- Soil Disposal Area
- Staging Areas
- Ceanothus verrucosus* (San Diego Canyonlands, 2013)

**Vegetation Communities/Land Cover Types (Area Impacted)**

- Non-native Vegetation
- Eucalyptus Woodland
- Disturbed Wetland
- Disturbed Habitat (0.77 Acres)
- Urban/Developed (0.03 Acres)
- Non-vegetated Channel or Floodway
- Diegan Coastal Sage Scrub (0.27 Acres)

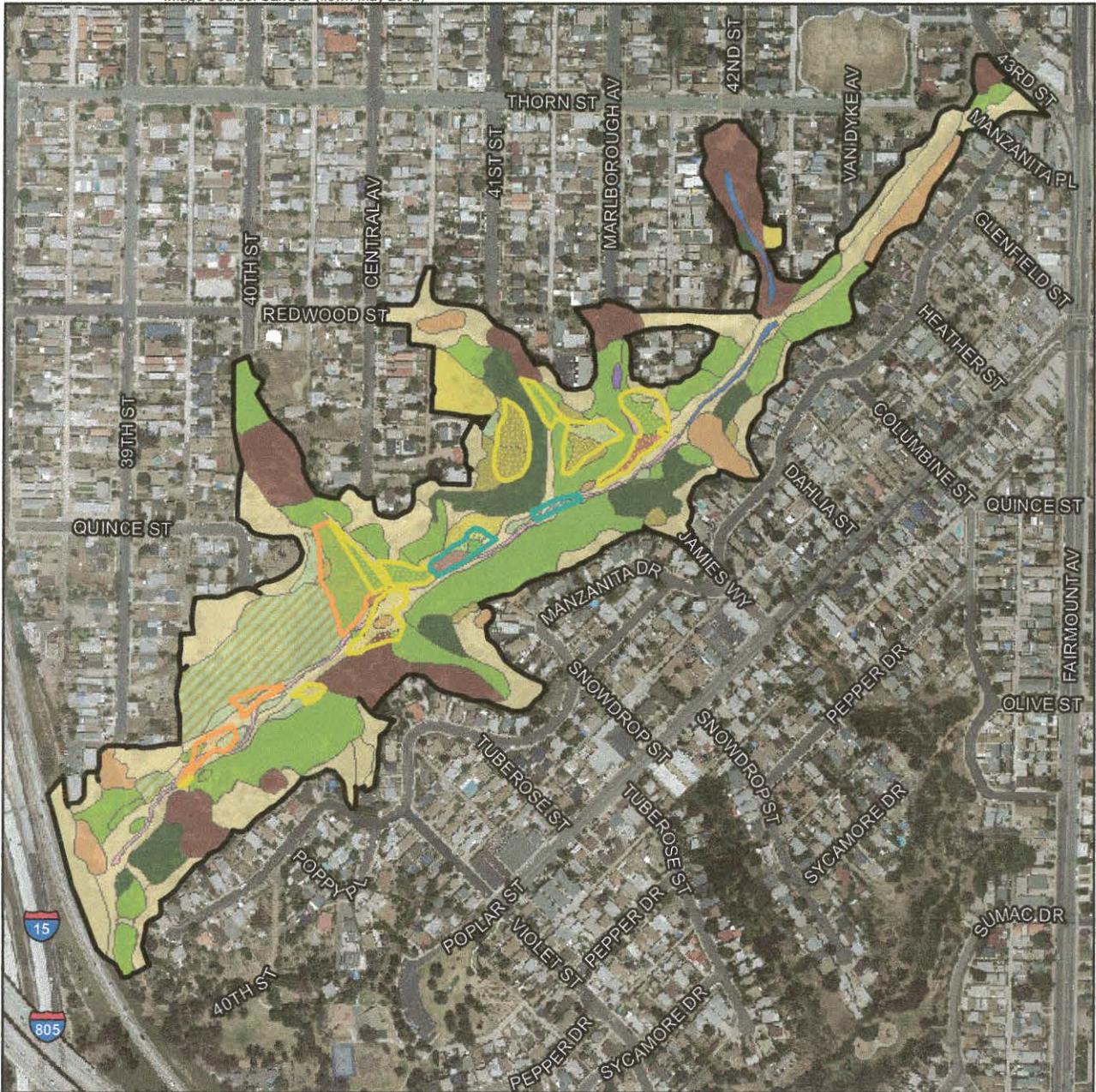
- Southern Mixed Chaparral (0.23 Acres)
- Chamise Chaparral
- Southern Maritime Chaparral (0.17 Acres)
- Coastal Sage-Chaparral Transition (0.09 Acres)
- Non-native Grassland (0.01 Acres)
- Mule Fat Scrub
- Southern Willow Scrub

0 Feet 450 ↑

**FIGURE 13b**  
 Project Impacts to Vegetation Communities and Sensitive Species within Swan Canyon of the City Heights Canyons Enhancements and Trails Project

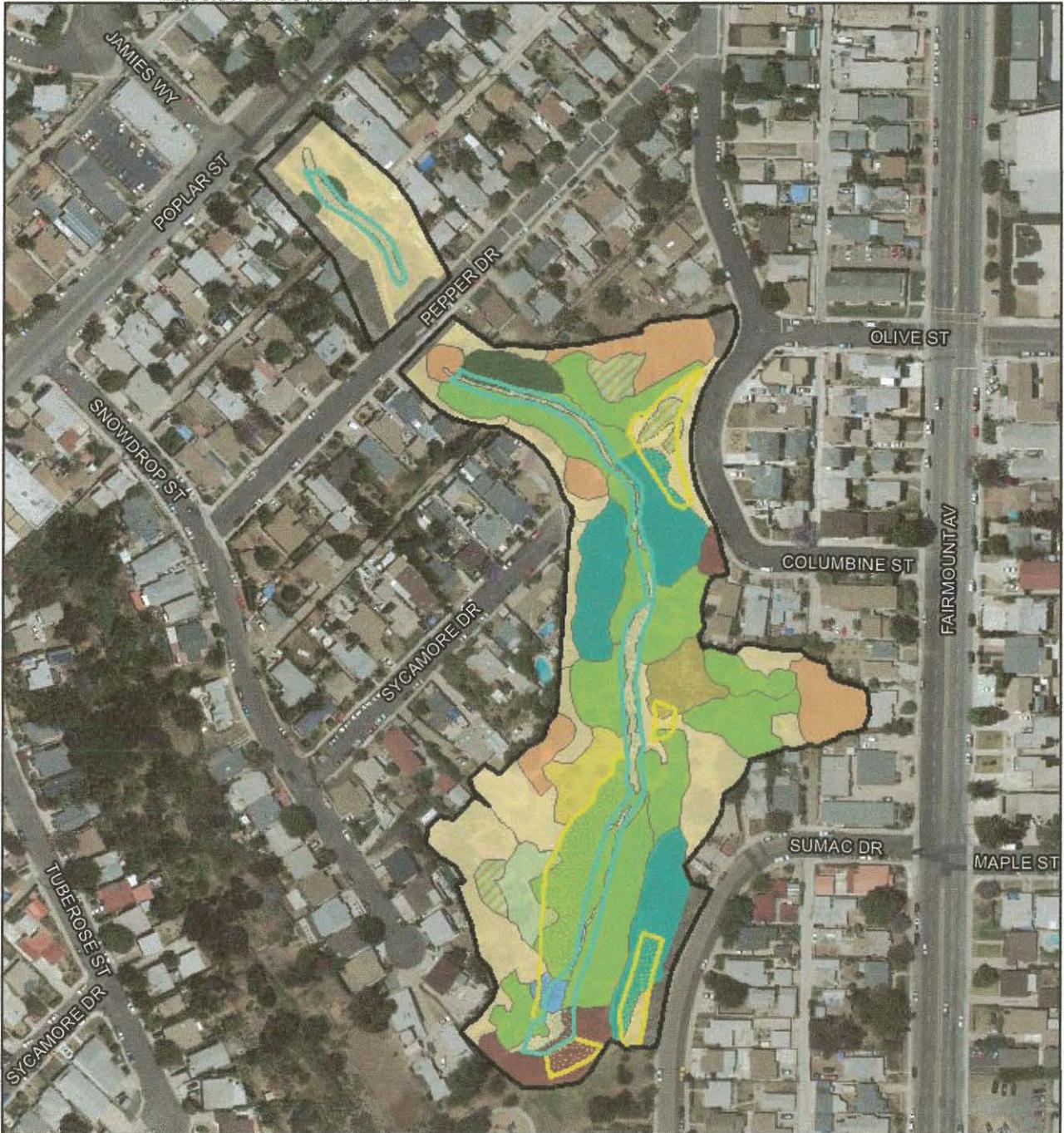


**FIGURE 13c**  
 Project Impacts to Vegetation Communities and Sensitive Species within 47th Street Canyon of the City Heights Canyons Enhancements and Trails Project



- |  |   |                                   |
|--|---|-----------------------------------|
| Manzanita Canyon Study                 | <b>Vegetation Communities/<br/>Land Cover Types</b> | Southern Mixed Chaparral          |
| Upland Revegetation Area (2.43 Acres)  | Non-native Vegetation                               | Chamise Chaparral                 |
| Wetland Revegetation Area (0.36 Acres) | Eucalyptus Woodland                                 | Scrub Oak Chaparral               |
| Upland Restoration Area (1.07 Acres)   | Disturbed Wetland                                   | Coastal Sage-Chaparral Transition |
|  | Disturbed Habitat                                   | Non-native Grassland              |
|  | Non-vegetated Channel or Floodway                   | Mule Fat Scrub                    |
|  | Diegan Coastal Sage Scrub                           | Arundo-dominated Riparian         |

**FIGURE 14a**  
Proposed Restoration and Revegetation Areas  
within Manzanita Canyon of the City Heights  
Canyons Enhancements and Trails Project



-  Hollywood Canyon Study Area
-  Upland Revegetation Area (0.66 Acres)
-  Wetland Revegetation Area (0.56 Acres)

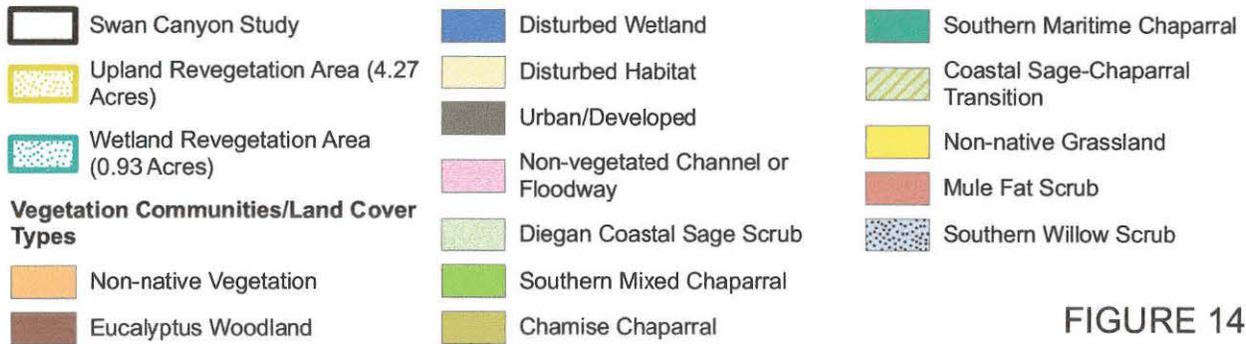
- Vegetation Communities/  
Land Cover Types**
-  Non-Native Vegetation
  -  Eucalyptus Woodland
  -  Disturbed Habitat
  -  Urban/Developed
  -  Diegan Coastal Sage Scrub

-  Southern Mixed Chaparral
-  Chamise Chaparral
-  Scrub Oak Chaparral
-  Maritime Chaparral
-  Sage-Chaparral Scrub
-  Non-Native Grassland
-  Southern Riparian Scrub



**FIGURE 14b**

Proposed Restoration and Revegetation Areas  
within Hollywood Canyon of the City Heights  
Canyons Enhancements and Trails Project



**FIGURE 14c**  
 Proposed Restoration and Revegetation  
 Areas within Swan Canyon of the City Heights  
 Canyons Enhancements and Trails Project

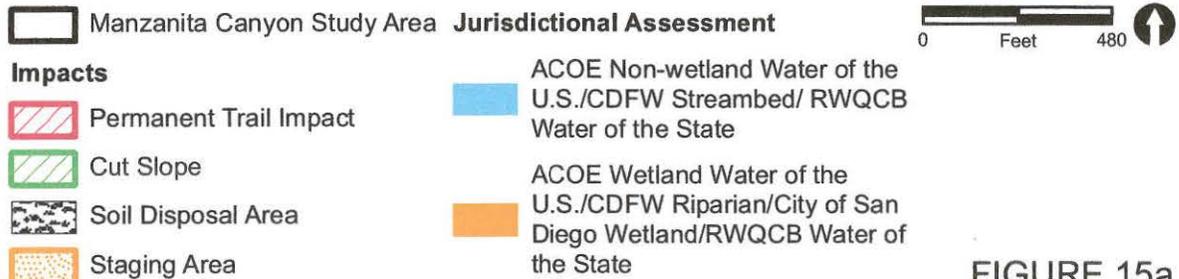
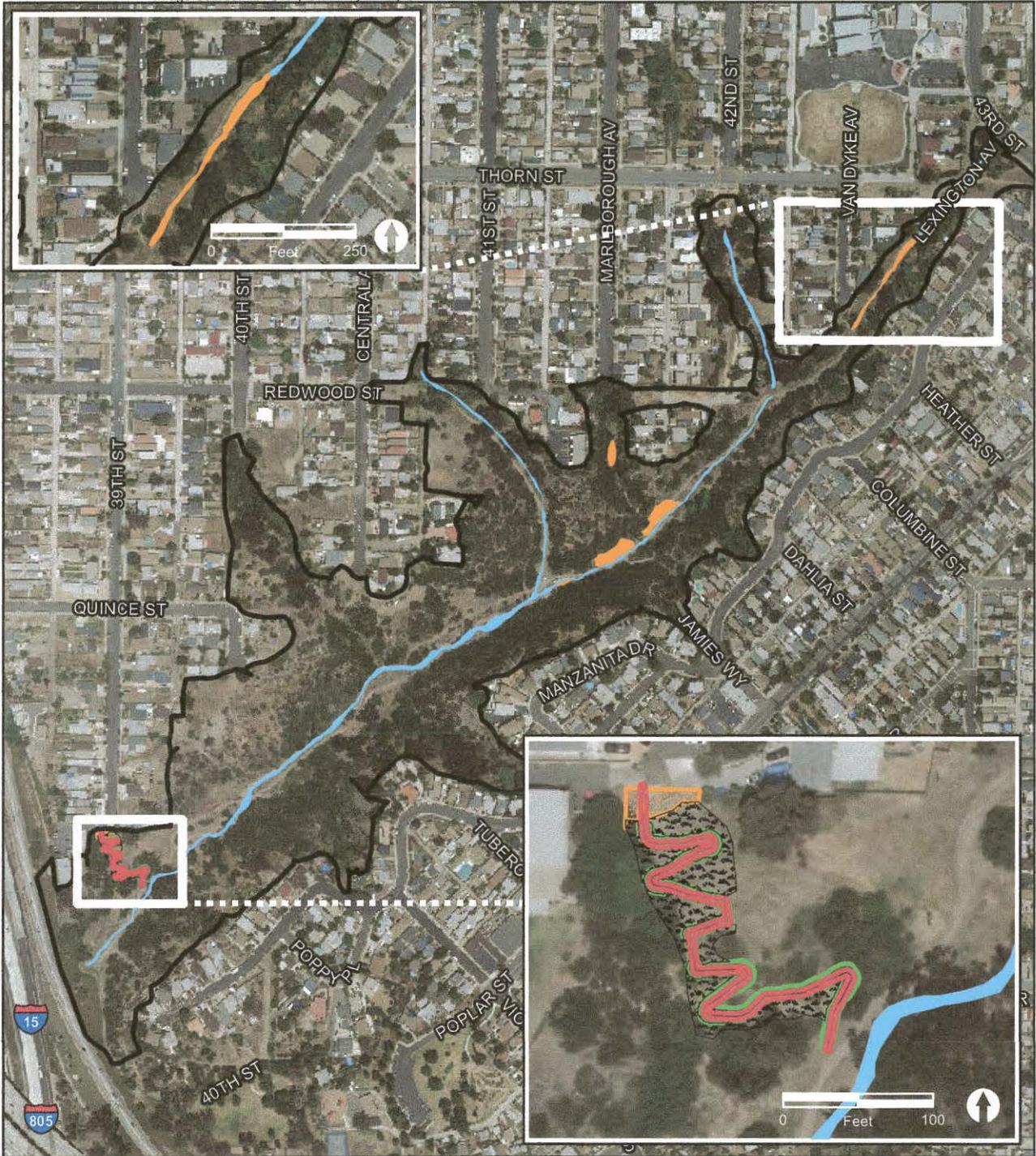
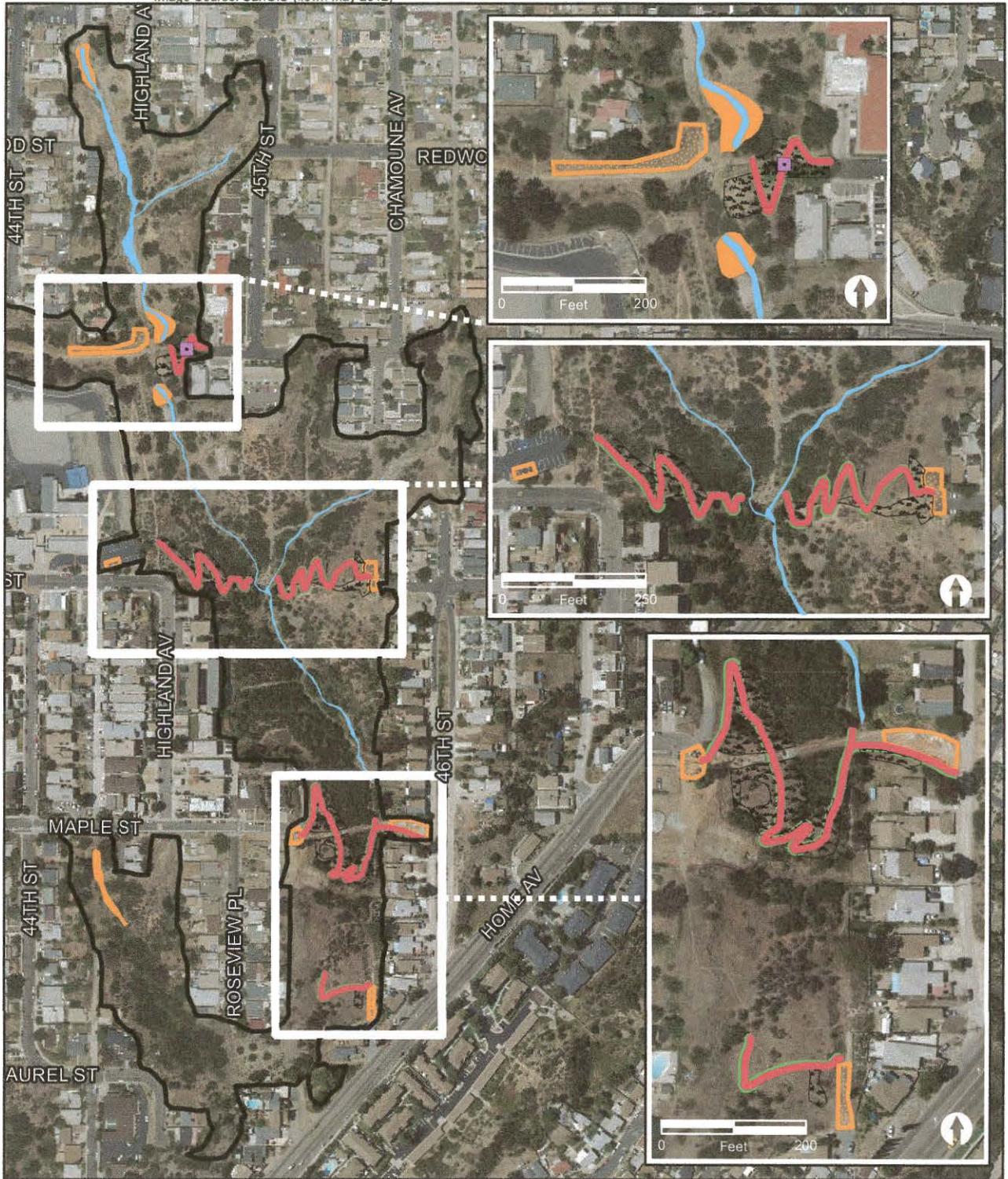


FIGURE 15a

Impacts in Relation to Potential Jurisdictional Resources in Manzanita Canyon of the City Heights Canyons Enhancements and Trails Project



Swan Canyon Study

**Impacts**

- Permanent Trail Impact
- Cut Slope
- Soil Disposal Area
- Staging Area
- Puncheon Bridge

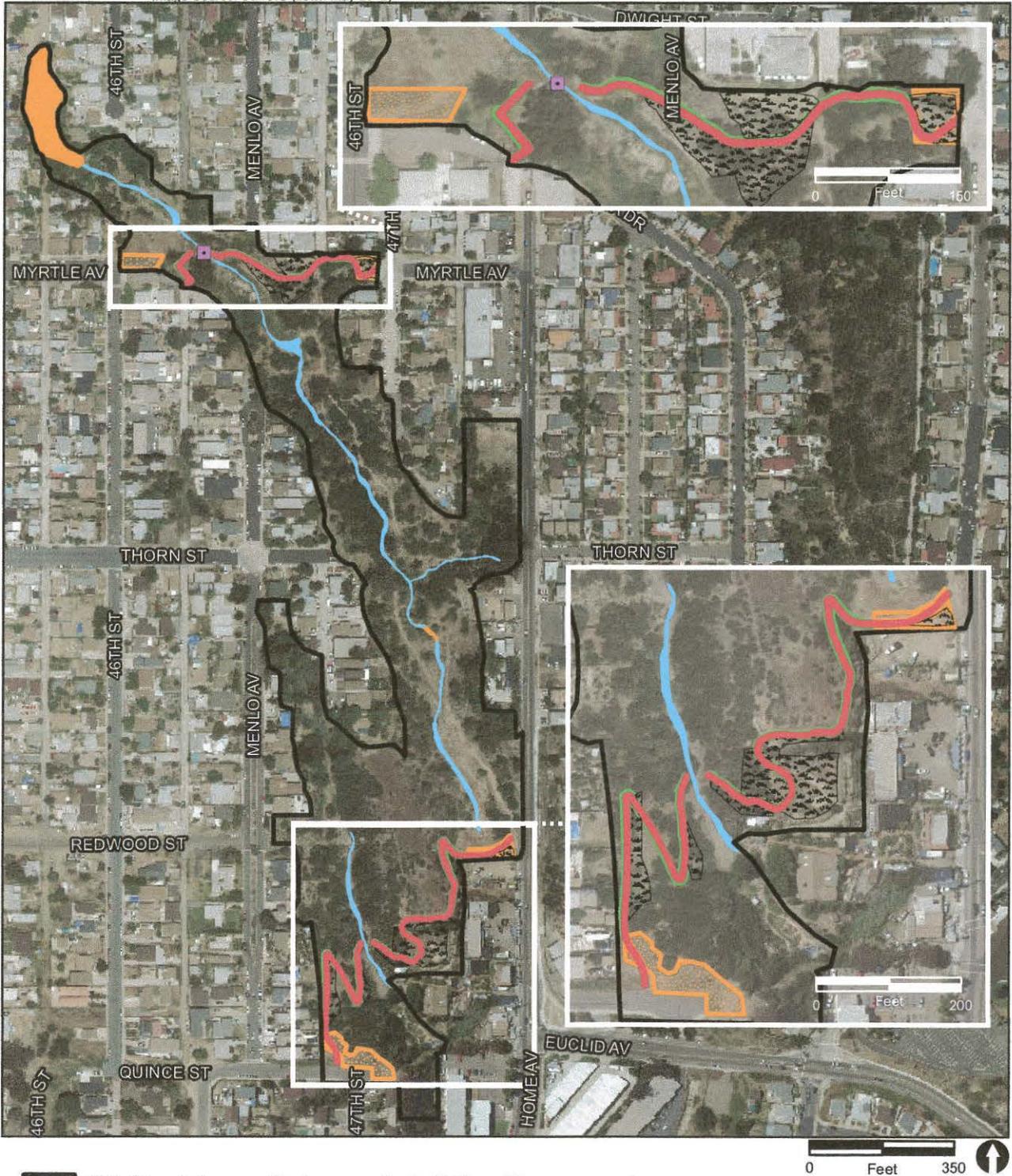
**Jurisdictional Assessment**

- ACOE Non-wetland Water of the U.S./CDFW Streambed/RWQCB Water of the State
- ACOE Wetland Water of the U.S./CDFW
- Riparian//City of San Diego Wetland/RWQCB Water of the State

0 Feet 400

FIGURE 15b

Impacts in Relation to Potential Jurisdictional Resources in Swan Canyon of the City Heights Canyons Enhancements and Trails Project



47th Street Canyon Study

**Impacts**

Permanent Trail Impact

Cut Slope

Soil Disposal

Staging Area

Puncheon Bridge

**Jurisdictional Assessment**

ACOE Non-wetland Water of the U.S./CDFW Streambed/RWQCB Water of the State

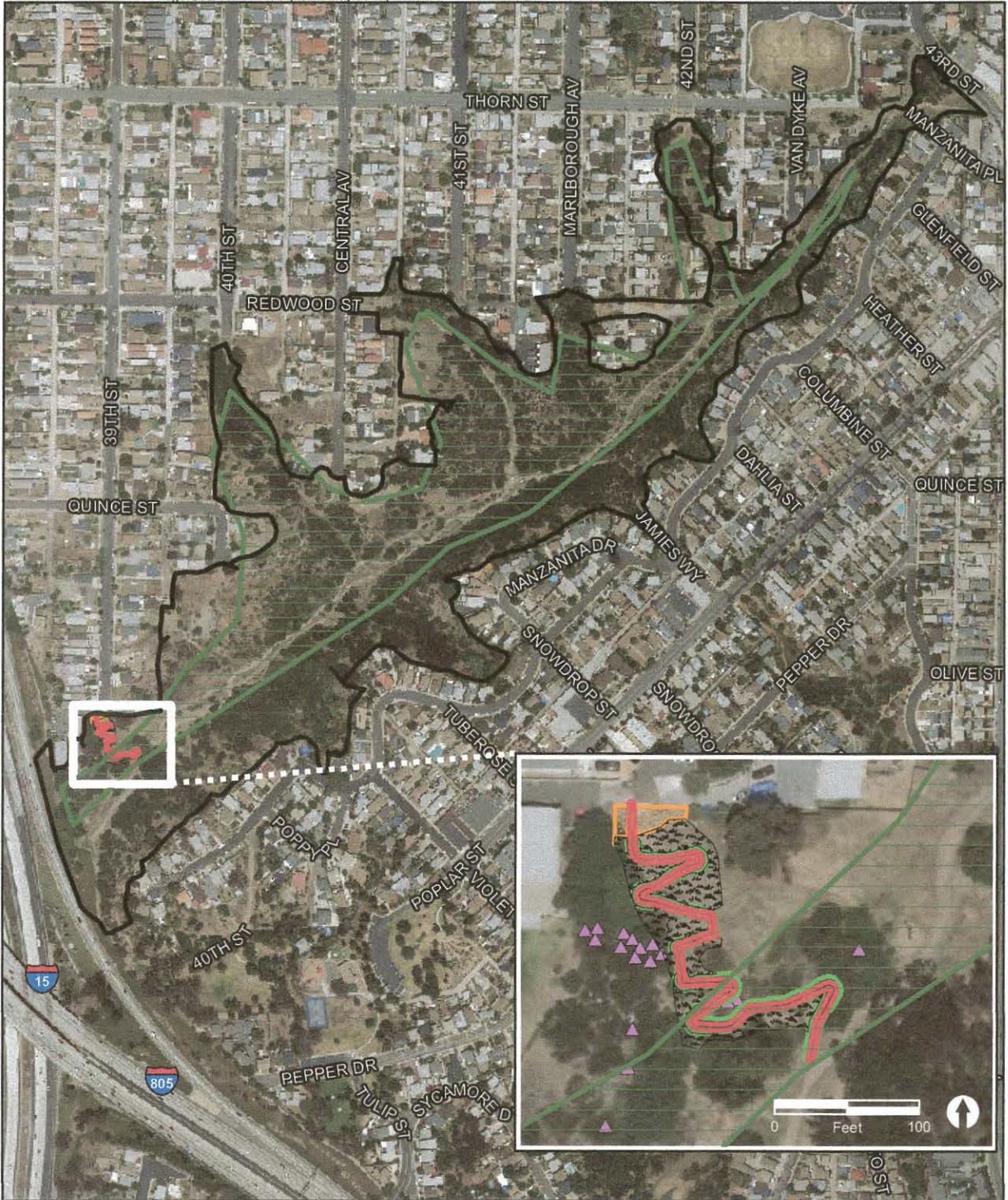
ACOE Wetland Water of the U.S./CDFW

Riparian/City of San Diego Wetland/RWQCB Water of the State

0 Feet 350

FIGURE 15c

Impacts in Relation to Potential Jurisdictional Resources in 47th Street Canyon of the City Heights Canyons Enhancements and Trails Project



- Manzanita Canyon Study
- City of San Diego MHPA (0.07 Acres Impacted)
- Impacts**
- Permanent Trail Impact
- Cut Slopes
- Soil Disposal
- Staging

**FIGURE 16**

Project Impacts to the City of San Diego MHPA within Manzanita Canyon on the City Heights Canyons Enhancements and Trails Project

## CEQA INITIAL STUDY CHECKLIST

1. **Project Title/Project number:**  
City Heights Canyons Enhancements and Trails Project/Project No. 333312
2. **Lead agency name and address:**  
City of San Diego, Development Services Department  
1222 1<sup>st</sup> Avenue, MS 501  
San Diego CA 92101
3. **Contact person and phone number:**  
Myra Herrmann, Senior Planner (619) 446-5372
4. **Project location:**  
This project is located in four (4) open space canyons in the City Heights neighborhood of the Mid-City Communities Planning Area, including:
  - A. Manzanita Canyon
  - B. Hollywood Canyon, (Community Park)
  - C. Swan Canyon
  - D. 47<sup>th</sup> Street Canyon
5. **Project Applicant/Sponsor's name and address:**  
Eric Bowlby, Executive Director  
San Diego Canyonlands  
3552 Bancroft Street  
San Diego CA 92104  
(619) 284-9399  
eric@sdcanyonlands.org
6. **General Plan designation:** The City of San Diego's 2008 General Plan designates the project sites as Open Space, and the Mid-City Communities Plan envisions "an integrated open space system of linked natural canyons, creeks, parks, trails, and joint use areas" within the proposed project area.
7. **Zoning:** All four urban canyons are zoned OR-1-1 (Open Space). Open Space is designated by the zoning ordinance as "intended for recreation areas or areas with severe environmental constraints."
8. **Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):**

The proposed project includes two tasks: 1) canyon habitat restoration/enhancement and 2) trail development and rehabilitation, amenity planning, and installation (including trail kiosks and way-finding signage). Figures 1–4 show the regional location, and project location maps. Figures 5 through 8b provide the Site Development Plan details showing the location of proposed work within Manzanita, Hollywood, Swan, and 47<sup>th</sup> Street Canyons. Figures 9a–11 provides additional trail/slope, crib wall, and puncheon bridge details. The remaining Figures (12a-16) show project impacts, sensitive species/vegetation, jurisdictional areas, revegetation/restoration areas and the MHPA in the various canyons which are the subject of this environmental document.

## **1. Canyon Habitat Restoration/Enhancement**

San Diego Canyonlands would conduct canyon restoration and enhancement activities within the public right-of-way and on City-owned open space park land. Restoration activities would include removal of debris, removal of non-native plant species, and planting of native species. All activities would follow City standards for restoration and bird nesting season restrictions.

### **Non-Native Plant and Debris Removal**

San Diego Canyonlands staff, interns, and volunteers would selectively remove non-native plants within the project area using a variety of non-powered hand tools including gloves, shovels, hand snips, loppers, sheers, rakes, and saws. Chippers, weed whips, and/or other hand-held power tools would only be used outside of bird nesting season unless otherwise approved by the City of San Diego Open Space Division and with appropriate surveys, distance, and use-interval protocols.

Non-native plant species to be removed are shown on Table 1:

**TABLE 1  
NON-NATIVE SPECIES TO BE REMOVED**

| Common Name  | Latin Name                      |
|--|---------------------------------|
| Tocalote   | <i>Centaurea melitensis</i>     |
| Mustard  | <i>Hirschfeldia incana</i>      |
| Ice-plant  | <i>Carpobrotus sp.</i>          |
| Arundo   | <i>Arundo donax</i>             |
| Castor bean  | <i>Ricinus communis</i>         |
| Wild oats  | <i>Avena barbata</i>            |
| Smilo grass  | <i>Piptatherum miliaceum</i>    |
| Crown daisies  | <i>Chrysanthemum coronarium</i> |
| Eucalyptus saplings  | <i>Eucalyptus</i>               |
| Wild radish  | <i>Raphanus pativius</i>        |
| Sweet fennel   | <i>Foeniculum vulgare</i>       |
| Cheese weed  | <i>Malva parviflora</i>         |
| Ripgut brome   | <i>Bromus diandrus</i>          |
| Others as approved for removal by the Open Space Division. |                                 |

### **Herbicide Application**

Herbicide application would be conducted by Qualified Applicator Certification (QAC)-certified applicators as needed to achieve long-term success and to control non-native plants. Only the appropriate herbicide for each location and type of plant being targeted would be used, and herbicides used in wetland areas would only be those approved for aquatic environments. Pesticide/herbicide use would be minimized on the project. Herbicides would be selected by both their effectiveness and safety to human health. Pesticide recommendations shall be obtained by San Diego Canyonlands from a Licensed Pesticide Control Advisor and would be pre-approved by the City of San Diego, Park and Recreation - Open Space Division.

### **Trash and Debris**

Illegally dumped debris, such as tires, trash, and larger items would be removed by San Diego Canyonlands staff, interns, and volunteers and properly disposed of either in a landfill or brought to a recycling plant in accordance with City Hazardous Materials procedures.

### **Native Plant Planting**

Vehicles no larger than a pickup truck may be used to deliver equipment, plants, materials, and water to the project sites. Trucks would only use existing utility access roads and turnouts. Proof of proper insurance for any vehicle entering a canyon would be provided to the City of San Diego.

San Diego Canyonlands staff, interns, and volunteers would plant native plants within the restoration areas using seeds or container stock and hand tools such as shovels, pick axes, and a powered auger.

Plants would be watered with a variety of methods depending on location and access to water. Watering methods may include installation of Dri-Water, temporary irrigation, hand watering, and water delivery using trucks with water tanks and hoses.

### **Restoration Planning**

For each restoration site, a restoration plan would be submitted to the Park and Recreation Department - Open Space Division for approval. The restoration plan would also be submitted to the Transportation & Storm Water Department, and/or the Public Utilities Department for approval when restoration sites include right-of-ways, utility infrastructure, and infrastructure buffer zones.

For each restoration site, a site map would be provided to the Park and Recreation Department - Open Space Division depicting all features listed below:

- Project location and nearby features such as streets;
- Land ownership and property lines;
- Right-of-ways;
- Restoration area boundaries;
- Relationship to Brush Management Zone (if present);
- Current vegetation conditions and communities;
- Plant palette;
- Locations for other amenities to be installed such as mulch or rock;
- Erosion control features, if required;
- Locations of all public utility facilities, access paths, and buffer zones;
- Locations of other amenities such as trails or special features; and
- Topography.

There are 47 areas within the four target canyons where restoration or enhancement would occur under the project. Restoration within each canyon would be customized, depending on site-specific factors. Each canyon would have between two to four restoration plans for discrete areas that would be submitted to the Park and Recreation Department - Open Space Division for review and approval. For each discrete area, a professional restoration ecologist would oversee survey and restoration work in conformance to adopted guidelines and the approved restoration plan. An analysis of the plant community in a less disturbed nearby site with similar conditions would be used as a reference for the selection of plants to be planted to mimic natural patterns and species composition. An assessment of the conditions to match are geographic location, soils, wetland versus upland, salinity, slope, aspect, disturbance levels, elevation, and access to light and water. The ecologist would identify native species, non-native species, and soil and erosion issues. The ecologist would develop a plan as to how to best remove debris and non-native species, as well as recommend which natives should be planted (plant palette) and how they should be grouped and arranged.

In addition, the use of weed-free, treated, and/or native mulch and erosion control measures would be used where necessary and appropriate to suppress weeds.

### **Wetland Habitat Restoration (approximately 2.84 acres)**

The purpose is to restore or establish a healthy, stable wetland ecosystem in which appropriate native plant species are dominant and non-native plants are removed. Proposed work includes

manual removal of invasive and other non-native weed species in the wetland areas of the four canyons, and continued maintenance to prevent non-native growth cycles. Herbicide application, as approved for aquatic environments, would be conducted by QAC-certified applicators as needed to achieve success.

In the wetland/riparian zones, there are many constraints due to the infrastructure built in the floodplains. Therefore, proposed planting in wetland areas would be minimal and limited to some hand-seeding of appropriate native wetland species such as black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), and mule fat (*Baccharis salicifolia*). The plantings and cuttings of these species would be inserted into the damp ground. A preliminary project wetland planting list is shown in Table 2 (additional species may be used if approved by the Open Space Division).

**TABLE 2  
WETLAND HABITAT RESTORATION PALLETTE**

| Cuttings                                | Seed Mix                                       |
|---|--|
| <i>Baccharis salicifolia</i> = Mule Fat | <i>Artemisia douglasiana</i> = Douglas Mugwort |
| <i>Salix gooddingii</i> = Black Willow  | <i>Leymus condensatus</i> = Giant Wild Rye     |
| <i>Salix lasiolepis</i> = Arroyo Willow | <i>Scirpus californicus</i> = Bullrush         |

Proposed work in wetlands does not include any streambed alteration, grading, or digging unless permitted by the appropriate resource agencies for habitat restoration. All protocols for plant palette selection within the sewer maintenance zone (10 feet on either side of the sewer lines and infrastructure) would be followed, as would protocol for other utility easements such as power lines and poles. Table 3 below shows the restoration acreage by canyon.

**TABLE 3  
WETLAND HABITAT RESTORATION BY CANYON (ACRES)**

| Canyon                  | Wetland Habitat (acres) |
|-------------------------|-------------------------|
| Manzanita               | 0.36                    |
| Hollywood               | 0.56                    |
| Swan                    | 0.93                    |
| 47 <sup>th</sup> Street | 0.99                    |
| <b>TOTAL</b>            | <b>2.84</b>             |

**Upland Habitat Restoration (11.3 acres)**

A total of 11.3 acres of upland habitat restoration is proposed for the four canyons in the study area (Table 4). The purpose of this proposed work is to restore or establish a healthy, stable ecosystem in which appropriate native species are dominant in the upland areas of the canyons. Proposed upland restoration work includes manual removal of invasive and other non-native weed species in all four canyons. Some weed-whacking and chipping of non-native weeds would occur. Appropriate native species would be used during revegetation activities that coincide with existing, natural background species. Activities would include seed harvesting, hand-seeding, and planting of 1-gallon plants (see list below). Work would include continued removal of non-native plant growth to prevent growth cycles. RECON Native Plants, or a similarly reliable source of good quality native stock, would supply the plants. Herbicide application, as appropriate and approved for upland environments, would be conducted by QAC-certified applicators as needed to achieve long-term success. The new plants would be periodically watered by hand or temporary irrigation until established (approximately 24 months after being planted with decreasing frequency of watering in the second year). In upland areas that do not have adjacent opportunities for natural recruitment of

native plants, and that are void of native plants, the planting density would be approximately 3 feet to 5 feet apart with 2,000 one-gallon container plants per acre.

**TABLE 4  
UPLAND HABITAT RESTORATION BY CANYON (ACRES)**

| Canyon                  | Upland Habitat<br>(acres) |
|-------------------------|---------------------------|
| Manzanita               | 3.50                      |
| Hollywood               | 0.66                      |
| Swan                    | 4.30                      |
| 47 <sup>th</sup> Street | 2.84                      |
| <b>TOTAL</b>            | <b>11.30</b>              |

The proposed project upland planting list may include the following species (or others that have been approved by the Open Space Division):

|  |   |
|--|---|
| <i>Achillea millefolium</i> = Yarrow   | <i>Isomeris arborea</i> = Bladderpod  |
| <i>Adenostoma fasciculatum</i> = Chamise                                     | <i>Lessingia filaginifolia</i> = California                                 |
| <i>Agave shawii</i> = Shaw Agave   | Aster   |
| <i>Ambrosia psilostachya</i> = Western Ragweed                               | <i>Leymus condensatus.</i> = Giant Wildrye (wetland-upland transitional)    |
| <i>Artemisia californica</i> = California Sagebrush                          | <i>Leymus triticoides</i> = Beardless Wildrye (wetland-upland transitional) |
| <i>Artemisia douglasiana</i> = Douglas Mugwort (wetland-upland transitional) | <i>Lonicera subspicata</i> = Honeysuckle                                    |
| <i>Astragalus trichopodus</i> var. <i>lonchus</i> = Coast Locoweed           | <i>Lotus scoparius</i> = Deerweek   |
| <i>Baccharis pilularis</i> = Coyote Brush                                    | <i>Malosma laurina</i> = Laurel Sumac                                       |
| <i>Cercis occidentalis</i> = Western Redbud                                  | <i>Mimulus aurantiacus</i> = Sticky Monkeyflower                            |
| <i>Cercocarpus minutiflorus.</i> = Mountain Mahogany                         | <i>Mirabilis californica</i> = Wishbone Bush                                |
| <i>Croton californicus</i> = California Croton                               | <i>Nassella pulchra</i> = Needlegrass                                       |
| <i>Deinandra (hemizonia) fasciculata</i> = Golden Tarplant                   | <i>Prunus ilicifolia</i> = Holly-Leaf Cherry                                |
| <i>Dudleya edulis</i> = Lady-Finger Dudleya                                  | <i>Quercus agrifolia</i> = Coast Live Oak                                   |
| <i>Encelia californica</i> = California Sunflower                            | <i>Quercus berberidifolia</i> = Scrub Oak                                   |
| <i>Epilobium canum</i> = California Fuchsia                                  | <i>Rhus integrifolia</i> = Lemonadeberry                                    |
| <i>Ericameria palmeri</i> = Palmer Goldenbush                                | <i>Ribes speciosum</i> = Fuchsia-Flower Gooseberry                          |
| <i>Eriodictyon crassifolium</i> = Felt-Leaved Yerba Santa                    | <i>Rosa californica</i> = California Rose (wetland-upland transitional)     |
| <i>Eriogonum fasciculatum</i> = Calif. Buckwheat                             | <i>Salvia apiana</i> = White Sage   |
| <i>Eriogonum parvifolium</i> = Willow Herb                                   | <i>Salvia clevelandii</i> = Cleveland Sage                                  |
| <i>Eriophyllum confertiflorum</i> = Golden Yarrow                            | <i>Salvia melifera</i> = Black Sage   |
| <i>Gnaphalium confertiflorum</i> = Green Everlasting                         | <i>Sambucus mexicana</i> = Blue Elderberry (wetland-upland transitional)    |
| <i>Gnaphalium canescens</i> = Everlasting                                    |   |
| <i>Gutierrezia californica</i> = Matchweed                                   |   |
| <i>Hesperoyucca whipplei</i> = Chaparral Yucca                               |   |

*Heteromeles arbutifolia* = Toyon  
*Isocoma mesziesii* var. *m.* = Coast  
 Goldenbush

*Yucca brevifolia* = Joshua Tree  
*Xylococcus bicolor* = Mission  
 Manzanita

**Planting Restrictions for Public Utilities (Water and Sewer) in Canyons**

Planting or seeding restrictions over sewer and water lines located within Open Space or Environmentally Sensitive Lands (ESL) shall be followed. For the proposed project:

- No trees shall be planted within 10 feet of any sewer main or lateral or water line.
- No shrubs that mature over 5 feet in height shall be planted within 5 feet of any sewer main or lateral or water line.
- Shrubs that could overgrow the access paths shall not be planted adjacent to the edges of the path area.
- Weeds would be controlled, but no planting would take place on sewer access paths. In cases where erosion is a threat and with pre-approval from the City of San Diego Public Utilities Department, some low-growing native plants may be planted on sewer access paths. In any case, trees or shrubs that mature over 3 feet in height shall not be planted on the sewer access paths.
- No threatened or endangered plant species shall be planted or seeded on sewer access paths, within 3 feet of the edge of access paths, or within 10 feet of sewer mains or lines.

In addition to the list of plants contained in Attachment IV of the Sewer Design Guidelines (plants that do not grow over 3 feet and are permitted for planting on sewer access roads), Table 5 below lists the native plants considered for planting over sewer lines or in the ten-foot buffer zone (twenty feet wide) are:

**TABLE 5  
 NATIVE PLANTS SUITABLE FOR PLANTING WITHIN SEWER BUFFER ZONE**

| Common Name               | Latin Name                      | Within X' from a sewer line or lateral |
|---------------------------|---------------------------------|--|
| Laurel sumac              | <i>Malosma laurina</i>          | Within 5' to 10'                       |
| Lemonadeberry             | <i>Rhus integrifolia</i>        | Within 5' to 10'                       |
| Toyon                     | <i>Heteromeles arbutifolia</i>  | Within 5' to 10'                       |
| Scrub oak                 | <i>Quercus berberidifolia</i>   | Within 5' to 10'                       |
| Yerba santa               | <i>Eriodictyon crassifolium</i> | Within 5' to 10'                       |
| Coyote Bush               | <i>Baccharis pilularis</i>      | Within 5' to 10'                       |
| Coastal sagebrush         | <i>Artemisia californica</i>    | Within 0' to 10'                       |
| California bush sunflower | <i>Encelia californica</i>      | Within 0' to 10'                       |
| Common sunflower          | <i>Helianthus annuus</i>        | Within 0' to 10'                       |
| Coastal prickly-pear      | <i>Opuntia littoralis</i>       | Within 0' to 10'                       |
| Southern honeysuckle      | <i>Lonicera subspicata</i>      | Within 0' to 10'                       |
| California dodder         | <i>Cuscuta californica</i>      | Within 0' to 10'                       |
| Wild sweet pea            | <i>Lathyrus laetiflorus</i>     | Within 0' to 10'                       |
| Deerweed                  | <i>Lotus scoparius</i>          | Within 0' to 10'                       |
| Black sage                | <i>Salvia mellifera</i>         | Within 0' to 10'                       |
| California wishbone-bush  | <i>Mirabilis californica</i>    | Within 0' to 10'                       |
| California buckwheat      | <i>Eriogonum fasciculatum</i>   | Within 0' to 10'                       |
| Bush monkeyflower         | <i>Mimulus aurantiacus</i>      | Within 0' to 10'                       |
| Small-flowered nightshade | <i>Solanum americanum</i>       | Within 0' to 10'                       |
| White nightshade          | <i>Solanum douglasii</i>        | Within 0' to 10'                       |

This list has been pre-approved by the Public Utilities Department Biologist.

**Storm Drains**

Weeds would be controlled but there would be no planting in the 15-foot buffer area around storm drain structures.

### **SDG&E Access and Electric/Gas Utility Clearance Protocols**

There are no official SDG&E access roads mapped in the four canyons; however there are various power poles and towers. SDG&E generally uses the sewer access roads to access these structures. Weeds would be controlled, but there would be no planting within 10 feet of SDG&E power poles or towers, and no plant species/trees that mature to over 15 feet tall would be planted under power lines.

### **Brush Management Zones**

Only planting in association with trail development and trail stabilization would occur in the Brush Management Zone. Any planting in the Brush Management Zones shall comply with the adopted City policy in effect at the time the work is performed and will be pre-approved by the City of San Diego Open Space Division.

### **Maintenance**

Improvements would be maintained by San Diego Canyonlands staff, interns, and volunteers as detailed below:

San Diego Canyonlands would maintain habitat restoration areas until May 1, 2016. Habitat maintenance, also known as the plant establishment period, would include watering native plants; weeding non-native plants; replacing dead plants; adding plants or appropriate native seed as necessary; adding weed-free, treated, and/or native mulch to the restoration site for weed suppression; and removal of debris.

### **Habitat Restoration/Enhancement Success Criteria by May 2016**

The percentage of native plant cover (amount of native plant canopy in the restoration area) would be used as a measure for success in habitat restoration areas. This method for measuring cover has been developed by the California Native Plant Society (<http://www.cnps.org/cnps/vegetation/protocol.php>).

Plants would be planted in the restoration areas by February 2015. In upland areas, restoration would utilize container plants, (mostly one-gallon). Container plants typically focus on underground structure during the first year (building a vigorous root system). Therefore plant coverage above ground occurs in the later years. Areas planted by February 2014 are expected to have 50 percent coverage by May 2016. Those planted in 2015 are expected to have 30 percent coverage by May, 2016. It is expected that coverage would be 70 percent at 5 years.

If the success criteria are met, as determined by the City of San Diego biologist, the City of San Diego would assume maintenance of the habitat restoration areas after May 1, 2016. If the success criteria are not met by May 1, 2016, San Diego Canyonlands would plant additional native plants and/or take other remedial action to meet them. Once the success criteria are met, the City of San Diego would assume the maintenance responsibility.

However San Diego Canyonlands would continue to support the City of San Diego in maintaining the habitat restoration areas, through its volunteer programs for the duration of this License Agreement.

### **2. Trail Development and Rehabilitation of Existing Trail Network (approximately 4 miles), Amenity Planning, and Installation (including Kiosk and Trail Way-finding Signage)**

The purpose of this phase of the project is to formalize existing community use patterns (where appropriate and approved), including trails and multi-use utility access roads in the four canyons of City Heights. Many locations for trail improvements would refurbish already well-worn and

sometimes severely eroded existing trails that have resulted from historic use by the community (referenced as social trails) that are surrounded by non-native grassland and invasive plant species. Work includes rehabilitation of existing social trails, which may include minor trimming of brush away from existing alignments, lining trails with rock and covering them with wood chip mulch where appropriate, and installation of steps or switch-backs where necessary to accommodate steep vertical ascent and descent, increase safety, decrease erosion, and minimize long-term maintenance requirements. Work would eliminate and revegetate some duplicative social trails that are deemed unnecessary and/or suitable for restoration to improve habitat values. Best practices would be used to revegetate eroded areas. It is anticipated that if a trail is successfully closed that it would naturally revegetate. Seeding with native vegetation is a method that may be used.

The project would include installation of standard trail amenities including interpretive kiosks at some trailheads, trailhead signs, and trail way-finding signs and posts at some trail intersections. The proposed trails for rehabilitation are depicted on Figures 6–8b. Table 6 identifies the total length, in miles, of proposed trail rehabilitation by canyon:

**TABLE 6  
PROPOSED TRAIL REHABILITATION WORK**

| Canyon                  | Approx. Trail Length (miles) |
|-------------------------|------------------------------|
| Manzanita               | 1.28                         |
| Hollywood               | 0.51                         |
| Swan                    | 1.42                         |
| 47 <sup>th</sup> Street | 0.75                         |
| <b>TOTAL</b>            | <b>3.96</b>                  |

**Minimization of Trail Building/Enhancement Project Impacts**

The trails would be constructed in areas that currently have existing foot paths (social trails) and would connect to the existing sewer-access roads. The sewer-access roads enter the canyon from various lateral access points and run, in general, along the bottom of each canyon. The sewer-access roads are maintained at eight feet wide by the Metropolitan Waste Water Division (MWWD) of the Public Utilities Department (PUD). Routine maintenance currently occurs at least once a year.

Connecting trails would be built with switchbacks where possible to avoid the high maintenance requirements of stairways. They would be built to minimize erosion and shortcutting that would further degrade habitat areas. In these cases the amount of impacted native vegetation would be minimal. Trails would conform to standards established by the City and by the Multiple Species Conservation Program (MSCP) in Multi-Habitat Planning Areas (MHPAs) and in general trails would be four feet wide. San Diego Canyonlands is seeking permission from the PUD – Wastewater Division to supplement the department's maintenance of these trails for the 20-year project maintenance period.

**Trail Grading and Design Detail:**

The following specific trail work is proposed for each of the canyons within the proposed project area and would be in addition to the above general project components applicable to all locations. Details for the proposed trail grading and improvements are shown on Figures 9a–11. Figures 9a and 9b show the existing and proposed finished slope and retaining wall heights at each location. Figures 10 and 11 provide details for proposed crib walls and bridge design in the Swan and 47<sup>th</sup> Street canyons (see locations A and E on Figures 7d and 8b).

**Manzanita Canyon (see Figure 6):** Proposed work includes rehabilitation/refurbishment of approximately 1.28 miles (6,773 feet) of existing social trail, approximately 5,900 feet of which is an existing utility access route currently used as a trail (the other ~600 feet located along existing social single-track segments). Proposed work includes:

**a. Main Spine Trail**

The Main Spine Trail would use the existing utility access road beginning at the northeast end of the canyon from a trailhead and utility access gate at Thorn Street and 43<sup>rd</sup> Street, and continue southwest in the canyon floor to the I-805 freeway fence, then turn away from the utility access route and continue along the fence southward approximately 600 feet along the existing stairs and social trail to Azalea Park.

**b. Lateral Trails (North Access)**

Access from the north would be provided by two lateral trails. These include the 39<sup>th</sup> Street access trail and Redwood Street/Central Avenue trail as described below.

The *39<sup>th</sup> Street access trail* would begin at the 39<sup>th</sup> Street cul-de-sac on the north side of the canyon, extending down the 39<sup>th</sup> Street right-of-way and merging with the Main Spine trail and utility access route at the canyon base. This trail would require switchbacks to prevent or reduce erosion and short cutting and minimize long-term trail maintenance. This trail may require the installation of steps on the already well-worn social trail segments. Most of this slope is disturbed ruderal habitat. Impacts to native vegetation would be minimal.

The *Redwood Street/Central Avenue trail* would use the existing utility access route which begins at the intersection of Redwood Street and Central Avenue on the north side of the canyon. From there, the trail heads east along the utility access route and merges with the Main Spine Trail and utility access route at the canyon base.

**c. Lateral Trails (South Access)**

Access from the south would be provided at the *Manzanita Drive/Jamie's Way* access trail on the south side of the canyon. This trail would extend down the utility access route, and merge with the Main Spine Trail and utility access route at the canyon base (including one existing 200-foot segment that turns north, away from the utility access route), and would merge with the Main Spine Trail and utility access route at the canyon base.

**d. Kiosk and Trail Way-finding Signs**

The project proposes the installation of canyon entry signs at all locations. Informational kiosks would be constructed at Thorn Street and 43<sup>rd</sup> Street. The project proposes to install trail way-finding signs where necessary, most likely at the remaining trailheads and at their intersections with the Main Spine Trail.

**Hollywood Canyon (see Figure 5):** Proposed work includes rehabilitation/refurbishment of approximately 0.51 mile (2,706 feet) of existing social trails as detailed below:

**a. Main Spine Trail**

The Main Spine Trail would begin at the trailhead at the northeast side of the canyon at Columbine Street, run southwest to the canyon base, split into two trails approximately 50 feet north of the above-ground sewer main pipe that crosses the canyon, and continue south to Hollywood Park. The segment at the south end of this trail may require steps to be installed on the small hill that connects with the developed portion of Hollywood Park.

**b. East Access:** Access from east would be provided from the Sumac Street access trail beginning along Sumac Street at two established trailheads, and proceed along switchbacks to the Main Spine Trail.

- c. **West Access:** From the west, access would be provided from Poplar Street, Pepper Drive, and Sycamore Drive as discussed below.

The *Poplar Street* access trail would begin at Poplar Street and run southeast to Pepper Drive.

The *Pepper Drive* access trail (east) would begin at the east side of the canyon along Pepper Drive and run along the city property boundary to the base of the canyon.

The *Pepper Drive* access trail (west) would begin at the west side of the canyon along Pepper Drive and run southeast between a 3–4-foot space between two chain link fences along the City property boundary to the Sycamore Drive access trailhead.

The *Sycamore Drive* access trail would begin at the east end of Sycamore Drive and run east down a built staircase to the Main Spine Trail where Hollywood Park and Hollywood Canyon meet.

- d. **Kiosk and Trail Way-finding Signs:** The project proposes installation of informational trailhead signs at the four trailheads/vista locations at: (1) north end of Hollywood Park, (2) Columbine Street, (3) Sycamore Drive, and (4) Poplar Street. Trail way-finding signs would be installed where necessary, most likely at the remaining trailheads and at their intersections with the Main Spine Trail.

**Swan Canyon (see Figures 7 a–d):** Proposed work includes rehabilitation/refurbishment of approximately 1.42 miles (7,497 feet) of existing social trails, including the:

- a. **Main Spine Trail**

Work for the Main Spine Trail would begin at the trailhead and utility access entrance at the north end of the canyon (Highland Avenue), and would continue to the base of the canyon and generally following the existing utility access route southward to where it ends at 46<sup>th</sup> Street/Maple Street at the south end of the canyon.

- b. **Lateral Trails**

Access to lateral trails would be provided from Quince and Olive Streets as discussed below.

The *Quince Street* trail (west) would begin at the utility access entrance at Fairmount Avenue and Quince Street and run east along the utility access route to the base of the canyon before ascending the eastern slope in the Quince Street right-of-way to the end of the paved area of Quince Street on the east side of the canyon. The segment that ascends the east side of the canyon would require stairs to be installed on the eroded segment leading up to the cul-de-sac. This location would require a bridge to cross a gully on one of the slope switchbacks.

The *Olive Street* trail would begin adjacent to school district property at the existing trailhead at the intersection of Olive Street and Highland Avenue and then run east to the canyon base where it would meet the Main Spine Trail before ascending the eastern slope. The trail would end at the end of Olive Street on the east side of the canyon. Steps may be required on a well-eroded segment of the east and west slope of this trail.

- c. **Other Access Trails**

Additional access would be provided from Highland Avenue/Olive Street, 45<sup>th</sup> Street, and Maple Street as discussed below.

The *Highland Avenue/Olive Street* access would begin at the intersection of Highland Avenue and Olive Street at Hamilton Elementary School. The trail would then descend via two trails (northward, northeastward) to the Main Spine Trail at the canyon base.

The *45<sup>th</sup> Street* access would begin at the utility access gate at the south end of 45<sup>th</sup> Street and then descend south along the utility access route via routes (west and east) to the Main Spine Trail at the canyon base.

The *Maple Street* access (east) would begin at the west side of the canyon at the end of Maple Street and then descend to the Main Spine trail and utility access route at the canyon base. The trail would exit at 46<sup>th</sup> Street.

The *Maple Street* access (south) would begin at the west side of the canyon at the end of Maple Street, descend southward along the right-of-way to the canyon base, and exit at the alley access at Home Avenue.

- d. **Kiosk and Trail Way-finding Signs:** The project proposes installation of informational trailhead signs at the four trailheads at: (1) Highland Avenue, (2) Olive Street/Highland Avenue, (3) Olive Street Extension (east side), and (4) Maple Street extension (west side). Trail way-finding signs would be installed where necessary, most likely at the remaining trailheads and at their intersections with the Main Spine Trail.

**47<sup>th</sup> Street Canyon (see Figures 8a and 8b):** Proposed work would include rehabilitation/refurbishment of approximately 0.75 mile (3,960 feet) of existing social trails, including the:

- a. **Main Spine Trail**

The Main Spine Trail would begin at the northwest end of the canyon at the Myrtle Avenue trailhead and would descend to the canyon base and to the utility access route. The trail would follow the utility access route southward to where it ends at Euclid Avenue. The access segment at Myrtle Avenue would require installation of stairs and switchbacks to increase safety on this eroded, well-worn trail segment that descends to the canyon base.

- b. **West Access Trails**

From the west, access to the 47th Street Canyon would be provided from Thorn and Quince streets as discussed below:

The *Thorn Street* access would use an existing utility access road beginning on the west canyon side at Thorn Street, descending northward to the Main Spine Trail at the canyon base.

The *Quince Street* access would begin on the west side of a finger canyon west of 47th Street canyon. At Quince Street, the trail would descend northeasterly on an existing bench to the canyon base. The trail would link to the utility access road in the bottom of the finger canyon and follow it south. The proposed trail would then switch to the north to ascend the eastern slope of the finger canyon. Reaching a mesa top, the trail would then head east to the western edge of the 47th Street canyon and descend using switchbacks to the trailhead at Euclid Avenue on the east side of 47th Street Canyon.

- c. **East Access Trails**

Access from the east would be provided from the *47<sup>th</sup> Street/Myrtle Avenue* access trail. This trail would run west to the alley right-of-way and descend south to the Main Spine Trail at the canyon base. This location would require a crib wall (see Figure 10).

- d. **Kiosk and Trail Way-finding Signs:** The project proposes installation of informational trailhead signs at the four trailheads at: (1) Myrtle Avenue, (2) 47<sup>th</sup> Street, (3) Redwood Street (west side), and (4) Thorn Street. Trail way-finding signs would be installed where necessary, most likely at the remaining trailheads and at their intersections with the Main Spine Trail.

9. **Surrounding land uses and setting. Briefly describe the project's surroundings:**

The project sites are located in the City Heights community in the city of San Diego, which is part of the Mid-City Communities planning area. The Mid-City Communities Plan describes the project's surroundings as follows:

With close to 6,000 acres, the central and western portions of the Mid-City community occupy a relatively level, developed mesa bisected by a series of canyons, particularly along Chollas Creek and the southern rim of Mission Valley. Together with parks, trails, and publicly owned lands, these canyons represent an open space resource for the community. The Eastern Area is urbanized on rolling hillsides, where large lot development enjoys its private views and open space, but where few interconnected open space areas exist.

Uses surrounding the canyon rims are generally urban with residential development, public streets, and facilities. The project area is bounded by the Interstate 15 (I-15) and Interstate 805 (I-805) freeways to the west, University Avenue to the north, Euclid Avenue to the east, and Home Avenue to the south.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

The City of San Diego is a partner named for this proposal. In addition to continuing the collaboration of San Diego Canyonlands volunteers, who are working with the City of San Diego's Open Space Rangers to steward the canyons, the City would issue a "Right of Entry" or a License Agreement for San Diego Canyonlands to implement the project in accordance with the proposed design and identified goals and, with the exception of restoration sites, would maintain the project for 20 years after it is built. The project would require collaboration between San Diego Canyonlands and the City of San Diego's Park & Recreation Department - Open Space Division. Specific approvals required from the City of San Diego for the project include:

- Site Development Permit (ESL) for installation of steps and the building of switchbacks on existing trail segments that contain environmentally sensitive resources (sensitive biological resources and steep hillsides)
- Approval of a Right of Entry or License Agreement

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing                         |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                            |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                                 |
| <input checked="" type="checkbox"/> Biological Resources    | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic                     |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service System                   |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings Significance |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

D) **AESTHETICS – Would the project:**

- a) Have a substantial adverse effect on a scenic vista?

**Less than Significant Impact.** According to the City of San Diego Significance Determination Thresholds (January 2011), projects that block public views from open space, roads, or parks of visual landmarks or scenic vistas would result in a significant impact. As the project involves removing invasive species, selectively planting local native species, and modifying existing trails to reduce the potential for slope erosion and improve safety and aesthetics, it would have positive impacts on the scenic vistas of the canyons. Stairways would consist of a durable recycled plastic with a wooden and rustic appearance to better blend with the natural landscape and would replace existing, worn, social trails which have developed over the years and have often resulted in areas of erosion due to lack of design. The project would address existing eroded areas and close off existing trails that are inappropriately located. Overall, the project would improve the appearance of the four canyons and would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** The project is located in canyons that are designated as open space. The project sites are not within a viewshed of a state scenic highway, and no trees, rock outcroppings, or historic structures are located within the project sites. The project proposes trail enhancements to remove invasive plant species and revegetate eroded or degraded areas with native plant species, which would contribute to an overall improvement to scenic resources. As such, no impact to scenic resources would occur.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

**Less than Significant Impact.** See response I-b above. The project would improve the visual quality and character of the site and at the same time preserve the designated open space characteristics. By improving existing social trails where impacts can be avoided or reduced, removing unnecessary trails that may expose sensitive habitat or erodible soils to further degradation, and removing invasive species in the lower canyon lands, the proposed design would preserve or enhance the aesthetic value of the site. As such, the project would improve the visual character and quality of the site. Impacts would be less than significant.

| Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**No Impact.** The project would utilize materials such as recycled plastic with a wooden appearance for signs and wood, rock, crushed stone or similar mulch for trail construction to maintain a rustic or natural look. Native plant species would be utilized for revegetation of degraded areas. No highly reflective materials would be used. Additionally, there would be no permanent installations that would draw light or glare. Work in the project sites would generally occur during daytime hours and would not require any lighting. As such, project implementation would not result in an adverse effect to daytime or nighttime views. No impact would occur.

II) **AGRICULTURAL AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not result in the conversion of farmland to non-agricultural uses.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** There is no Williamson Act Contract associated with parcels within the proposed

| Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| project boundary, which is zoned S80-Open Space. Therefore there is no conflict with existing zoning and no impact.   |                                |  |                              |                                     |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>No Impact.</b> The project site is not zoned as forest land or timberland and does not include any forest land or timberland. No impact would occur.   |                                |  |                              |                                     |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>No Impact.</b> Please see II-c.  |                                |  |                              |                                     |
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>No Impact.</b> The project would not involve a change in land use and would not impact farmland or forestland. No impact would occur.  |                                |  |                              |                                     |

**III. AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The applicable air quality plans include the State Implementation Plan (SIP),

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Regional Air Quality Strategy (RAQS), and the associated Transportation Control Measures (TCMs). The RAQS and TCMs set forth the steps needed to accomplish attainment of state and federal ambient air quality standards. The San Diego Air Basin (SDAB) is currently designated as a federal and state non-attainment area for ozone. The SDAB is in attainment for PM<sub>10</sub> federal standards, but not for the stricter state standards. The SDAB is in attainment for the remaining criteria pollutants.

The project proposes the construction of new trails, removal of some existing trails and some non-native plants, and the planting of native species. The current RAQS is based on the City's General Plan. The project is not growth inducing. As such, the project is considered consistent with the growth assumptions in the RAQS and would not conflict or obstruct the implementation of the Air Quality Management Plan or applicable portions of the State Implementation Plan. Restoration materials creating any dust (soil, mulch, etc.) would be applied minimally and by hand, and would not obstruct any applicable air quality plans. No impact would occur.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

**No Impact.** Refer to III(a).

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

**Less than Significant Impact.** As described above in III(a) and III(b), project activities would have a negligible impact on air pollution. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment in the region under applicable federal or state ambient air quality standards.

Operational sources of emissions would be those associated with routine maintenance of the trails. However, this would not require the use of heavy equipment and would have a negligible impact on air pollution. Hand tools would be required for most of the trail construction because the trails would follow existing patterns. However, in some locations, a variety of heavier trail building equipment may be required. This equipment includes a bobcat, ditch witch, trail dozer, and a dingo compact utility loader. Air emissions were calculated using the California Emissions Estimator Model (CalEEMod) computer program, assuming that construction equipment would be required for a combined six months of the total two- to three-year project implementation

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

period. The bobcat, ditch witch, trail dozer, and dingo were modeled as two skid steer loaders, one dozer, and one trencher. The default horsepower levels for skid steer loaders, dozer, and trenchers are greater than what would be used for the project, resulting in estimated emissions that are greater than what would actually occur. The maximum emissions for each criterion pollutant are shown in Table 7. As shown, emissions would be less than the San Diego Air Pollution Control District (SDAPCD) thresholds for all pollutants. Air quality impacts would be less than significant.

**TABLE 7  
MAXIMUM CONSTRUCTION EMISSIONS  
(pounds per day)**

| Pollutant         | Emissions | SDAPCD Threshold |
|-------------------|-----------|------------------|
| ROG               | 4         | 137              |
| NO <sub>x</sub>   | 32        | 250              |
| CO                | 19        | 550              |
| SO <sub>x</sub>   | 0         | 250              |
| PM <sub>10</sub>  | 8         | 100              |
| PM <sub>2.5</sub> | 5         | 100              |

- d) Expose sensitive receptors to substantial pollutant concentrations?

**Less than Significant Impact.** The project sites are located throughout the City Heights neighborhood within the Mid-City Community Planning Area and are in close proximity to residential neighborhoods and schools. The project would maintain areas clear of invasive plant species through both manual removal and application of herbicide during project construction, but herbicide would be applied minimally by QAC-certified applicators. Restoration materials creating any dust (soil, mulch, etc.) would be applied minimally and by hand. Additionally, as shown in Table 7, dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>) during trail construction would be less than the applicable thresholds. Therefore, impacts would be less than significant.

- e) Create objectionable odors affecting a substantial number of people?

**No Impact.** None of the restoration operations associated with project would create any substantial odors. No impact would occur.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

**IV. BIOLOGICAL RESOURCES – Would the project:**

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?





**Less than Significant Impact with Mitigation Incorporated.** The proposed project would be performed in existing canyons with sensitive species (wart-stemmed ceanothus). No significant impacts to sensitive species are anticipated. Mitigation for direct impacts to upland habitat from project-related activities will require mitigation as further described in Section V of the MND (Mitigation, Monitoring and Reporting Program).

A large population of wart-stemmed ceanothus (*Ceanothus verrucosus*) plants has been mapped within all four canyon areas. Wart-stemmed ceanothus is classified as a rank 2.2 rare plant by the California Native Plant Society (CNPS) and is a covered species under the City MSCP. A total of three wart-stemmed ceanothus individuals would be impacted and require removal due to trail location. These individuals would be salvaged and transplanted in appropriate habitat adjacent to the location from which they were removed. The locations would be flagged prior to performing the proposed trail and restoration work, and the majority of these would be protected in place, with some branch pruning as allowed by the City of San Diego/MSCP. Removal of three wart-stemmed ceanothus plants in an area that supports hundreds of this species represents an insignificant percentage of total population and would not result in a significant impact. Furthermore, the proposed project includes implementation of a restoration plan that provides for plant salvage and transplantation as part of the restoration planting palette.

The project area does not contain habitat for California gnatcatcher. The U.S. Fish and Wildlife Service (USFWS) has prepared an Intra-Service Section 7 Biological Evaluation form to determine if the Coastal California gnatcatcher, the only threatened species potentially within the project area, would be impacted (Attachment A). This report determined that although there are patches of coastal sage scrub within the project area, the amount is too small to support the coastal California gnatcatcher.

An extensive literature search of public data indicates that no sensitive wildlife species have been identified within the project area. Proposed habitat restoration work and trail enhancements are expected to improve existing marginal sensitive species habitat. The proposed project would enhance local native flora in effect improving the wildlife habitat values in the canyons by planting native species as noted in the project description. Impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

The project includes the removal of non-native plant species. There would be no removal of invasive plants during bird nesting season unless approved by the City after receiving the appropriate reports from a qualified biologist prior to commencement.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Less than Significant Impact with Mitigation Incorporated.**

**Sensitive Vegetation Communities/Land Cover Types**

Proposed work in sensitive vegetation communities includes trail building, soil disposal, and construction staging.

A total of fifteen vegetation communities or land cover types were mapped within the study area: Diegan coastal sage scrub, coastal sage–chaparral transition, southern mixed chaparral, southern maritime chaparral, chamise chaparral, scrub oak chaparral, non-vegetated floodplain or channel, eucalyptus woodland, non-native woodland, non-native grassland, non-native vegetation, urban/developed, disturbed wetland, and disturbed habitat lands (Figures 12–23). Of these 15, seven are considered sensitive including: Diegan coastal sage scrub, coastal sage–chaparral transition, southern mixed chaparral, southern maritime chaparral, chamise chaparral, scrub oak chaparral, and non-native grassland. Vegetation communities are considered sensitive by the City, because they are designated Tiers I through IIIB by the MSCP and/or are covered under the City wetland guidelines.

The project (trail construction, soil spoils dispersal and staging) would impact approximately 3.03 acres of sensitive vegetation as shown on Tables 8 and 9 below (Table 3 in the Biological Technical Report prepared by RECON Environmental, Inc. April 2014), and as further detailed in Figures 6 through 8b. Table 5 shows that 0.06 acre of impacts to sensitive coastal sage–chaparral scrub and southern mixed chaparral vegetation would be impacted within the MHPA. Impacts to sensitive vegetation communities would be a significant impact that requires mitigation (**MMRP- BIO-1**). Impacts to disturbed habitat and urban/developed land cover types would not be significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

**TABLE 8  
VEGETATION COMMUNITY IMPACTS FROM PROJECT ACTIVITIES**

| Vegetation community                      | Trail footprint | Cut slopes  | Soil disposal area | Staging areas | Total       |
|---|-----------------|-------------|--------------------|---------------|-------------|
| Coastal Sage-Chaparral scrub <sup>‡</sup> | 0.04            | 0.04        | 0.09               |               | <b>0.17</b> |
| Diegan coastal sage scrub <sup>‡</sup>    | 0.04            | 0.04        | 0.16               | 0.03          | <b>0.27</b> |
| Disturbed habitat                         | 0.22            | 0.22        | 0.85               | 0.37          | <b>1.66</b> |
| Southern Maritime chaparral <sup>‡</sup>  | 0.02            | 0.02        | 0.13               | -             | <b>0.17</b> |
| Non-native grassland <sup>‡</sup>         | 0.01            | 0.01        | 0.04               | 0.07          | <b>0.13</b> |
| Non-native vegetation                     | 0.02            | 0.02        | 0.05               | 0.01          | <b>0.10</b> |
| Scrub oak chaparral <sup>‡</sup>          | 0.04            | 0.04        | 0.13               | -             | <b>0.21</b> |
| Southern mixed chaparral <sup>‡</sup>     | 0.04            | 0.05        | 0.14               | 0.04          | <b>0.27</b> |
| Urban/developed                           | -               | -           | -                  | 0.05          | <b>0.05</b> |
| <b>Total</b>                              | <b>0.43</b>     | <b>0.44</b> | <b>1.58</b>        | <b>0.57</b>   | <b>3.02</b> |

<sup>‡</sup> Sensitive Vegetation Community

**TABLE 9  
MHPA IMPACTS**

| Vegetation community         | MSCP Tier | Impacts within MHPA |
|------------------------------|-----------|---------------------|
| Coastal Sage-Chaparral scrub | II        | 0.03                |
| Diegan coastal sage scrub    | II        | -                   |
| Maritime chaparral           | I         | -                   |
| Non-native grassland         | IIIB      | -                   |
| Scrub oak chaparral          | I         | -                   |
| Southern mixed chaparral     | IIIA      | 0.03                |
| <b>Total</b>                 | <b>-</b>  | <b>0.06</b>         |

**Mitigation Measure:**

**BIO-1** Table 10 identifies the required mitigation for project impacts to sensitive vegetation. Completion of the proposed project enhancement/restoration of approximately 14 acres of upland and wetland habitat within the four canyons as proposed by the project ensures that impacts would be mitigated to below a level of significance. Proposed restoration includes 1.07 acres of upland restoration within the MHPA. The remainder would take place outside of current MHPA boundaries. Prior to completion of the project, the City of San Diego Open Space Division of the Park and Recreation Department would ensure that 1.07 acres of sensitive upland restoration are completed. Since the project proposes the restoration/revegetation of significantly more than this amount (approximately 14 acres of existing degraded area), the project would provide more area of enhanced/restored habitat than required to mitigate for impacts (Table 11).

|       |                                      |   |                                    |              |
|-------|--------------------------------------|---|------------------------------------|--------------|
| Issue | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|-------|--------------------------------------|---|------------------------------------|--------------|

**TABLE 10  
PROJECT MITIGATION (acres)**

| Vegetation community         | MSCP<br>Tier | Impacts<br>outside of<br>MHPA | Impacts<br>within<br>MHPA | Mitig.<br>Ratio | Mitig.<br>Required |
|------------------------------|--------------|-------------------------------|---------------------------|-----------------|--------------------|
| Coastal sage-chaparral scrub | II           | 0.14                          | -                         | 1:1             | 0.14               |
|                              |              | -                             | 0.03                      | 2:1             | 0.06               |
| Diegan coastal sage scrub    | II           | 0.61                          | -                         | 1:1             | 0.27               |
| Disturbed habitat            | IV           | 1.66                          |                           | 0:1             | 0.00               |
| Maritime chaparral           | I            | 0.17                          | -                         | 1:1             | 0.17               |
| Non-native grassland         | IIIB         | 0.13                          | -                         | 0.5:1           | 0.07               |
| Non-native vegetation        | IV           | 0.10                          | -                         | 0:1             | 0.00               |
| Scrub oak chaparral          | I            | 0.21                          | -                         | 1:1             | 0.21               |
| Southern mixed chaparral     | IIIA         | 0.24                          | -                         | 0.5:1           | 0.12               |
|                              |              | -                             | 0.03                      | 1:1             | 0.03               |
| Urban/developed              | IV           | 0.05                          | -                         | 0:1             | 0.00               |
| <b>Total</b>                 |              | <b>2.96</b>                   | <b>0.06</b>               | -               | <b>1.07</b>        |

**TABLE 11  
PROJECT MITIGATION (RESTORATION) AND REVEGETATION  
(acres)**

| Impact Location | Required<br>Mitigation | Proposed<br>Mitigation | Proposed<br>Revegetation |
|-----------------|------------------------|------------------------|--------------------------|
| Upland          |                        |                        |                          |
| Within MHPA     | 0.09                   | 1.07                   | 4.17                     |
| Outside MHPA    | 0.98                   | 0.00                   | 6.03                     |
| Wetland         |                        |                        |                          |
| Within MHPA     | 0.00                   | 0.00                   | 0.37                     |
| Outside MHPA    | 0.00                   | 0.00                   | 2.48                     |
| <b>Total</b>    | <b>1.07</b>            | <b>1.07</b>            | <b>13.05</b>             |

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

means?

**Less than Significant Impact.** Refer to response to IV-b.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Less than Significant Impact with Mitigation Incorporated.** The project would not impact migratory wildlife corridors or impede the migration of any wildlife. The project would improve trails on top of existing unofficial alignments and increase native vegetation cover in the four canyons. Therefore, the project would not substantially interfere with the movement of native species. However, MHPA Land Use Adjacency mitigation is included to address potential noise impacts associated with construction-related activities and as such, implementation of the measures described in Section V of the MND (MMRP - Land Use) would reduce this impact to below a level of significance.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

|                          |                                     |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Less than Significant with Mitigation Incorporated.** The proposed project would be performed in existing canyons with sensitive habitat and species and a portion of the project area would be located within the City of San Diego's MHPA (Manzanita Canyon only) as discussed below. Implementation of mitigation for the MHPA Land Use Adjacency and Biology would reduce significant impacts to below a level of significance.

Because the locations of proposed project stairs/steps would be in areas with slopes greater than 25% and thus fall under ESL regulations, a Site Development Permit would be required. The objective of the proposed stairs/steps work is to make safe the existing social trails that are already eroding or could begin to erode in the future. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project implementation would impact some *Sensitive Biological Resources* as defined in the Land Development Code including the three wart-stemmed ceanothus and approximately 0.06 acre of vegetation impacts within the MHPA. These

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

impacts to MHPA lands have been mitigated according to MSCP guidelines (see Section IV(a)). With respect to policies found in the Mid-City Communities Plan, the project would be consistent with the goals and objectives of the community plan.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** Only one part of one project site, Manzanita Canyon, is in or adjacent to the MHPA (see Figures 5 and 6). The project would be consistent with the goals, policies and objectives of the MHPA and would not significantly impact *Sensitive Biological Resource* as defined in the Land Development Code (LDC). Impacts would be limited to those discussed in Section IV(a). Approximately 0.06 acres of vegetation impacts within the MHPA will occur as a result of project activities. These impacts to MHPA lands have been mitigated according to MSCP guidelines (see Section IV(a)). To avoid indirect impacts to the adjacent MHPA, the project would adhere to the MHPA Land Use Adjacency Guidelines (refer to Section IV(a)).

**V. CULTURAL RESOURCES – Would the project:**

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. As such, a record search of the project within a ½-mile radius of the project was conducted at the California Historical Resources Information System South Coastal Information Center in accordance with the City’s Historical Resources Guidelines which identified eight previously recorded sites within the project vicinity, but none were located within the project site.

The USFWS conducted a site visit for the proposed project in January 2013 and received concurrence from the Regional Historic Preservation Officer that the proposed project is not expected to result in impacts on cultural resources. A subsequent record search for the project sites was also performed by the USFWS with negative results. An addition survey was also conducted for each canyon by LSA Associates, Inc. in November 2013 with negative results. Therefore, the based on the negative results from two records searches and surveys, the project would not have a substantial adverse impact on or a change in the significance of any

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

historical resources. Because the project consists of enhancement and restoration of habitat and trail improvements, no impacts would result and therefore, mitigation is not required for any activities within the four canyons associated with this project.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

**No Impact.** The project does not propose major ground-disturbing activities (e.g., grading) that could impact archaeological resources. Stairs/steps shall be located on steep slopes (>25%), in areas which generally do not contain archaeological resources. Therefore, the project would not cause an adverse impact on the significance of any archaeological resources.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**Less than Significant Impact.** An estimated 95% of the project area is underlain with San Diego Formation, with the remainder “very old paralic deposits, Unit 8 (middle to early Pleistocene)”. Although these formations are considered to have “high paleontological resource sensitivity”, the project work consists of trail construction and habitat restoration that would involve only very minor disturbance to surface soils. Project activities would not extend below the 10-foot-deep threshold used by the City in the high paleontological resource sensitivity zone. The impacts to potential paleontological resources would be less than significant.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

**Less Than Significant.** A review of existing documentation and two record searches indicate that there are no known human remains, including those interred outside formal cemeteries, expected within the project area. The extent of surface disturbance and removal during project implementation would generally be limited to disturbance of the top 6-8 inches of soil and mulch to allow seedling planting on some upland (sloped) surfaces. Due to the limited scope and depth of disturbance, the project would not be expected to disturb any human remains. It is not expected that human remains would be encountered during the proposed project and no mitigation is required. However, in the event that human remains are encountered during construction activities, the project proponent would be required to stop work in that area and the procedures set forth in the California Public Resources Code (Section 5097.98), State Health and Safety Code (Section 7050.5), would be invoked.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

**VI. GEOLOGY AND SOILS – Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

**No Impact.** The City of San Diego’s Seismic Safety Map does not indicate the presence of a known earthquake fault mapped within the project area. Therefore, no impact would occur from a known earthquake fault.

ii) Strong seismic ground shaking?

**Less than Significant Impact.** The project area is outside mapped fault zones as noted in VI(a)(i), but is in a seismically active area. Thus, the site would be affected by seismic activity as a result of earthquakes on this or other major active faults located throughout the southern California area, but is deemed “favorable geologic structure low risk”. The only structures to be built are stairways on some sections of the trails. Proper engineering design for these stairs in accordance with the most current California Building Code, and utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential for impacts from strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

liquefaction?

**Less than Significant Impact.** Please refer to VI-ii.

- |                 |                          |                          |                                     |                          |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The nature of the project is to enhance and revegetate the upper areas of the canyon including eroded areas. By improving upland vegetation cover on the canyon slopes, closing unnecessary social trails, revegetating eroded areas, and formalizing the trail systems, the project would provide additional vegetative cover for exposed areas to prevent erosion and actually reduce the likelihood of landslides in the canyons. Trail switchbacks have been designed to minimize erosion and are not expected to compromise slope stability. Therefore, the project would not expose people to landslides. The project impact would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The nature of the project is to enhance the soil and reverse erosion in the canyons, and part of the restoration project involves planting and enhancing native vegetation cover to anchor soil and reduce the loss of topsoil. As such, this project would not result in substantial soil erosion or loss of topsoil. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** No historic slides have been identified in the area of proposed work. Minor cut-and-fill work would be associated with construction of proposed trail improvements. No buildings would be constructed. Based on a review of the Soil Classification System the underlying geologic unit/soils are considered stable. Refer to Response VI(b). Impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project would not be located on an expansive soil type. Utilization of

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from geologic hazards would be less than significant. Therefore, no impacts related to unstable soils are identified.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project does not propose any septic tanks or alternative waste disposal methods. There would be no impacts.

**VII. GREENHOUSE GAS EMISSIONS - Would the project:**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
 

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The City does not currently have adopted thresholds of significance for greenhouse gas (GHG) emissions. Therefore, a 900-metric-ton of carbon dioxide equivalent (CO<sub>2</sub>E) screening criterion for determining when a detailed GHG analysis is being used by the City following guidance from the California Air Pollution Control Officers Association (CAPCOA) report “CEQA & Climate Change” dated January 2008.

The CAPCOA report references the 900-metric-ton guideline as a conservative threshold for requiring further analysis and mitigation. This emission level is based on the amount of vehicle trips, typical energy and water use, and other factors associated with projects. CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) of GHGs annually. Projects that meet the criterion are not required by the City to prepare a detailed Business as Usual (BAU) GHG technical analysis report.

Operational sources of GHG emissions would be those associated with routine maintenance of the trails. However, this would not require the use of heavy equipment and would have negligible GHG emissions. The conveyance of water is also a source of operational GHG emissions. The new plants would be periodically watered by hand or temporary irrigation for approximately two years until established. However, because water use would be minimal and short term, GHG emissions would be negligible. As discussed in Response III(c) Air Quality, hand tools would be required for most of the trail construction because the trails would follow existing patterns. However, in some locations, a variety of heavier trail building equipment may be required. Emissions were modeled using CalEEMod as described in Response III(c). It was calculated that trail construction would result in a total of approximately 6 metric tons of CO<sub>2</sub>E annually when amortized over 30 years. Emissions would be less than the 900 metric ton screening threshold,

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

therefore, impacts would be less than significant.

The project does include planting of native flora which would help absorb carbon dioxide (CO<sub>2</sub>) emissions from the atmosphere, improving the local environment. Therefore there would be no significant impacts.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** Refer to Response VII(a), above, regarding discussion of project-related GHG emissions. The City of San Diego General Plan Conservation Element, the San Diego Sustainable Community Program, and the San Diego Sustainable Community Program aim to reduce state and local GHG emissions.

The City's General Plan Conservation Element contains policies for sustainable development, preservation of open space and wildlife, management of resources, and other initiatives to protect public health, safety, and welfare. The San Diego Sustainable Community Program works to identify sources of GHG emissions and develop action plans to reduce those emissions. The Sustainable Community Program also established San Diego's GIIG reduction goal of 15 percent below 1990 levels by the year 2010. The City's Climate Protection Action Plan addresses both the GHG emissions from the community (residential, commercial, and industrial sectors) and the GHG emissions specifically from the operations provided by City government. The City organization has continued to reduce its share of GHG emissions through fuel efficiency, energy conservation, use of renewable energy, and the use of methane gas (biogas) to generate electricity.

Plan goals and regulatory standards are largely focused on the automobile industry and public utilities. For the transportation sector, the reduction strategy is generally three pronged: to reduce GHG emissions from vehicles by improving engine design; to reduce the carbon content of transportation fuels through research, funding, and incentives to fuel suppliers; and to reduce the miles vehicles travel through land use change and infrastructure investments. For the energy sector, the reduction strategies aim to reduce energy demand; impose emission caps on energy providers; establish minimum building energy and green building standards; transition to renewable non-fossil fuels; incentivize homeowners and builders; fully recover landfill gas for energy; and expand research and development. For the energy sector, the reduction strategies aim to reduce energy demand; impose emission caps on energy providers; establish minimum building energy and green building standards; transition to renewable non-fossil fuels; incentivize homeowners and builders; fully recover landfill gas for energy; and expand research and development.

The project is trail construction and habitat restoration. Therefore the project is consistent with the goals of any applicable plans, policies, or regulations pertaining to the reduction of GHGs. Additionally, the project would result in less than a 900 MTCO<sub>2</sub>E net increase in GHG emissions. Impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

**VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

**No Impact.** The proposed restoration and trails project would not include any transport, use, or disposal of hazardous materials, and therefore would not create a significant hazard to the public or the environment.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**No Impact.** Refer to VIII(a).

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

**Less than Significant Impact.** The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Pesticide/herbicide use would be minimized on the project and conducted by a QAC-certified applicator. Herbicides, if needed, would be selected based upon both their effectiveness and safety to human health.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or

| Issue  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| the environment?   |                                |  |                              |                                     |
| <p><b>No Impact.</b> A review of records maintained by the Department of Toxic Substance Control (DTSC) performed in May 2013 shows that project is not located on or adjacent to a site that is included on a list of hazardous materials sites.</p>                  |                                |  |                              |                                     |
| <p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>No Impact.</b> The proposed project is not located within the Airport Influence Area (AIA) of the San Diego International Airport's Airport Land Use Compatibility Plan (ALUCP).</p>   |                                |  |                              |                                     |
| <p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>No Impact.</b> The project is not located within the vicinity of a private airstrip. As such, the project would not result in a safety hazard for people residing or working in the project area.</p>  |                                |  |                              |                                     |
| <p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <p><b>No Impact.</b> The project does not include work within the public right-of-way and therefore it is not anticipated to interfere within an adopted emergency response or evacuation plan.</p>  |                                |  |                              |                                     |
| <p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

with wildlands?

**No Impact.** The project canyons are under the management of the City of San Diego's Open Space Division of the Park and Recreation Department, which maintains designated Brush Management Zones for purposes of fire prevention. No upland planting of native species is proposed within those zones with the exception of planting for trail stabilization purposes, and all work would comply with the adopted policy and be pre-approved by the City Open Space Division. As such, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Project implementation would have no impact.

**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less than Significant Impact.** The project would comply with all storm water quality standards during and after construction and would implement appropriate Best Management Practices (BMPs). All standard development projects are also subject to source control, construction, and low-impact development (LID) BMP requirements detailed in the City of San Diego's 2011 Stormwater Standards Manual. Construction materials used for the stairway portion of the trails would be managed by source-control BMPs so as not to impact runoff. The project additionally would not result in any discharge, because there would be no earthwork in the wetlands. Revegetation efforts on some existing trails would further limit runoff. The proposed project would not violate any water quality standards or waste discharge requirements. Impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project does not propose the use of groundwater nor would it impact groundwater. There would be no grading activities. Furthermore, the project would not construct new impervious surfaces over ground that could interfere with groundwater recharge. Therefore,

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

the project would have no impact on groundwater supplies or groundwater recharge.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

**Less than Significant Impact.** The project site is currently designated open space. The project proposes to preserve the present design and layout of the canyons, increase the amount of native flora through rehabilitation, and legitimize some current trails to improve safety and accessibility in the canyons. Unapproved existing trails would be revegetated in areas where the slope is too steep, eroded, or generally unsafe. Proposed revegetation of these areas would reduce the potential for erosion while preserving the existing drainage pattern. There would be no trail construction in existing streams or rivers. Because of this, the project would not substantially alter the existing drainage pattern of the site or area. Impacts would be less than significant.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

**Less than Significant Impact.** Refer to Response IX(c) above.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

**Less than Significant Impact.** The project would not result in an increase in impervious surface or storm water volume, frequency or velocity at any of the basin outfalls, nor would it significantly reduce existing infiltration rates. Runoff volume from the project would be the same

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

or reduced as compared to the existing condition. Some existing degraded trails and habitat areas would be revegetated. Revegetated areas would be expected to reduce runoff and provide an incremental improvement to water quality over time and reduction in erosion. See also responses to IX (a and c), above. The project would be required to comply with all City storm water quality standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality would not be degraded and that runoff is directed to appropriate drainage systems. Due to the limited footprint and nature of the project, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems, nor would the project provide substantial additional sources of polluted runoff. Impacts would be less than significant.

- f) Otherwise substantially degrade water quality?

**Less than Significant Impact.** Refer to IX(a)(c)(e).

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**No Impact.** The project does not propose construction of any housing. The proposed project would have no impact.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

**No Impact.** The project does not propose to place any structures in a 100-year flood hazard area. Therefore, the project would not impede or redirect flood flows or result in on- or off-site impacts on upstream or downstream properties. The proposed project would therefore have no impact.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

**No Impact.** The project would not result in the exposure of people or structures to floods as a result of a levee or dam. The project site is not downstream from either a levee or dam. As such, no impact would occur.

- j) Inundation by seiche,

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

tsunami, or mudflow?

**No Impact.** The proposed trail improvements and revegetation work is inland and not in the vicinity of significant bodies of water that could expose project areas to risk associated with seiche or tsunami. Some trails are located in canyons that currently convey storm water from adjacent areas via culverts. Proposed trail improvements and revegetation efforts would likely incrementally reduce potential risk from mudflow with proposed restoration of degraded habitats. There would be no substantial changes to existing drainage, and therefore no increase in exposure of people or structures to significant risk from mudflow. No impact would result.

**X. LAND USE AND PLANNING – Would the project:**

- a) Physically divide an established community?

**No Impact.** The project is located in four open-space canyons within the City Heights community. It would not physically divide the community more than the existing canyons do, and the linkages created in the restored canyons would improve the physical connections between residential areas and open space resources in the community. Therefore, project implementation would not result in the division of an established community. No significant impacts would result.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**No Impact.** The project is consistent with the policies, goals, and recommendations of the General Plan and the Mid-City Communities Plan (City Heights).

General Plan

The General Plan (2008) provides policy guidance to balance the needs of a growing city while enhancing quality of life for residents. The proposed project areas of work are designated as “Open Space” and conform to General Plan Policy CE-B.1 in that the project would remove non-native plants and plant native species. Proposed work would include reconstruction/relocation of trails to better serve the public need and reduce the potential for erosion on slopes, and revegetation of disturbed areas.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Community Plan

The Mid-Cities Communities Plan governing this area envisions an “integrated open space system of linked natural canyons...” As per the goals of the Land Form—Canyons and Creeks section (under Natural and Cultural Resources—Open Space chapter), this project develops a more permanent system of trails while eliminating some unplanned existing trails and restoring them to native vegetation. Project implementation would be consistent with the applicable Design/Development guidelines, which call for erosion control, trail maintenance, and enhancement of aesthetics and native flora. Therefore the project complies with the community plan and there would be no impacts.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Less Than Significant Impact.** Part of the project site (areas of Manzanita Canyon) is located within or adjacent to the City’s MHPA. Trail and habitat restoration work would be consistent with requirements under the adopted MHPA regulations. Refer to Section IV(f). As such, project implementation would not conflict with any habitat conservation plan and impacts would be less than significant.

**XI. MINERAL RESOURCES – Would the project:**

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

**No Impact.** The areas surrounding the project are not being used for the recovery of mineral resources. Similarly, these areas surrounding the project site are not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the project would not result in the loss of availability of a known mineral resource.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**No Impact.** The project would not result in the loss of the availability of a locally important mineral resource. There are no existing quarries within close proximity to the site. As such,

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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project implementation would not impact the operations of any existing quarries.

**XII. NOISE – Would the project result in:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.**

Operation

There would be no permanent operational noise source associated with the project. The project would not result in a permanent substantial increase in the existing noise environment. Therefore, the project noise would not exceed noise level limits established in the Noise Element of the General Plan or Section 59.5.0401 of the City’s Noise Abatement and Control Ordinance. There would be no operational impact.

Construction

Construction noise is regulated by Section 59.5.0404 of the City’s Noise Abatement and Control Ordinance. Section 59.5.0404 states that construction noise levels shall not exceed a 12-hour average sound level of 75 dB(A)  $L_{eq(12)}$  at the nearest residential property line.

Hand tools would be required for most of the trail construction because the trails would follow existing patterns. However, in some locations, a variety of heavier trail building equipment may be required. This equipment includes a bobcat, ditch witch, trail dozer, and a dingo compact utility loader. Some power tools including weed whips, chain saws, hand-held auger, and a chipper may also occasionally be required.

Noise measurements of a skid steer loader similar in size to the equipment that would be required for the project indicated an average noise level of approximately 65 dB(A)  $L_{eq}$  at 50 feet. It was assumed that noise levels due to the bobcat, ditch witch, trail dozer, and dingo compact utility loader would be similar to this. It is also assumed that at most one piece of equipment would be operating at a time. Some segments of existing trails that would require improvements are adjacent (approximately 20 feet from) residential property lines. A bobcat (or other equipment) would not be located in one location for a long period of time. Throughout one day, construction activities would move along the trails. Assuming equipment would be located in one location for no more than one hour, the 12-hour average sound level would be approximately 62 dB(A)  $L_{eq}$  at 20 feet. It should be noted again that most hand tools would be used and this equipment may only be required for short periods of time in certain areas where trail improvements cannot be done with hand tools. Additionally, most trail construction activities would be in canyons at distances greater than 20 feet. Because the use of this equipment would be limited, and because noise levels would not exceed 75 dB(A)  $L_{eq(12)}$  at the nearest residential properties, noise impacts would be

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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less than significant.

A chain saw is the loudest power tool that may be used for project construction. Chain saws generate a noise level of approximately 77 dB(A)  $L_{eq}$  at 50 feet. Assuming a chain saw would be used in one location for no more than one hour during any day, the average noise level at the nearest residential property line would be approximately 74 dB(A)  $L_{eq}$ . As stated above, because the use of this equipment would be limited, and because noise levels would not exceed 75 dB(A)  $L_{eq(12)}$  at the nearest residential properties, noise impacts would be less than significant.

Sensitive Species

Impacts from construction noise are not expected to be significant, as most work would be done with hand tools. The equipment discussed above would be used outside of the breeding season (March 1 through August 15) so as not to impact birds that may be nesting in the MHPA. No sensitive species (gnatcatchers) have been found on the project site and are not expected to be found.

- b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?

**No Impact.** The project would not result in people being exposed to excessive ground borne noise levels. See also response to XII(a) above.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**No Impact.** There would be no permanent operational noise source associated with the project nor a permanent substantial increase in the existing noise environment. Therefore, the project noise would not exceed noise levels beyond those currently existing and there would be no impact.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

**No Impact.** See Response XII(a).

- e) For a project located within an airport land use plan, or, where such a plan has not been

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

**No Impact.** The project is not located within the AIA of the San Diego International Airport's ALUCP or two miles of a public airport or public use airport. Therefore, people using the trails and people residing or working adjacent to the area of the project would not be exposed to excessive airport noise.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The project is not located within the vicinity of a private airport; therefore, people using the trails and people residing or working in the area of the project would not be exposed to excessive airport noise.

**XIII. POPULATION AND HOUSING – Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**No Impact.** The project does not propose any residential structures or any other infrastructure improvements. Therefore, project implementation would not induce substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

**No Impact.** Project implementation would affect open space only and would not displace any

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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housing. Therefore, the construction of housing elsewhere would not be necessitated.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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**No Impact.** Refer to XIII(b).

**XIV. PUBLIC SERVICES – Would the project:**

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:
  - i) Fire Protection
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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  - ii) Police Protection
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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  - iii) Schools
 

|                          |                          |                          |                                     |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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**No Impact.** The project, being the reconstruction of trails and the restoration of native habitat in an existing open space, would not alter any fire protection response times, facilities or impact the operation of fire personnel.

**No Impact.** The project, being the reconstruction of trails, the elimination of some trails, and the restoration of native habitat in an existing open space, would not alter any police protection response times, facilities or impact the operation of police personnel.

**No Impact.** The project would not result in an increased demand for schools, would not create a need for new or expanded public school facilities and would not result in a

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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substantial adverse physical impact. No impact would occur.

iv) Parks

**Less Than Significant Impact.** The project would improve some existing open space trails by stabilizing eroded areas and would provide some trail way-finding (interpretive signage) in areas of Hollywood and Azalea Parks; the project would also improve existing degraded habitats by revegetating disturbed areas with native habitat. The project would not trigger a need for new or altered governmental facilities. Impacts would be less than significant...

v) Other public facilities

**No Impact.** The project would not induce growth or impact existing public facilities except to improve trails and habitat as noted in the project description. As such, the project would not contribute to increased demand for public services. Therefore, the project would have no impact on the need for future public facilities. No impact would occur.

**XV. RECREATION – Would the project:**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**Less Than Significant Impact.** The project would improve trails, revegetate degraded areas and install way-finding and educational signage which is intended to improve the overall experience of users. The overall effect would be to improve existing resources for enjoyment of the existing neighborhoods that currently use these areas. The project is intended to encourage responsible use and enjoyment by residents of the neighborhoods in the area and any increase in use would not be expected to result in substantial physical deterioration.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**Less Than Significant Impact.** Refer to XV(a).

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**XVI. TRANSPORTATION/TRAFFIC – Would the project:**

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**No Impact.** The project would not adversely affect neighboring circulation systems as no roads or bike paths would be impacted. Proposed trail work would improve existing trails to encourage pedestrian use which could result in some reduction of VMT given greater pedestrian linkage opportunities within the project area.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

**No Impact.** Refer to XVI(a). Proposed trail improvements and restoration of degraded habitats would have not conflict with an applicable congestion management program or affect service standards.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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substantial safety risks?

**No Impact.** As the project is the construction of trails and the rehabilitation of natural vegetation, no air traffic would be impacted.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**No Impact.** The proposed trail and revegetation project components have been designed in such a way as to improve the operation of the site and the public health and safety. No such hazards resulting from a design feature would occur.

- e) Result in inadequate emergency access?

**No Impact.** Due to the improvements to the trails the project would result in improved access to project open space areas in the event of an emergency. The project would have no effect on emergency access to nearby streets. For this reason the project would not result in inadequate emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**No Impact.** The project would be consistent with the Mid-City Communities Plan, which identifies a goal to provide park facilities and services consistent with City of San Diego General Plan standards. Additionally, the project is consistent with the Mid-City Communities Plan which recommends establishment of a linkage between Chollas Creek and other Mid-City canyon areas. This project would improve passive recreational opportunities. Proposed trails would increase pedestrian access and safety. The project would have no effect on public transit or bicycle facilities and therefore would not conflict with any such plans.

**XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**No Impact.** The project would not result in the generation of any additional wastewater over present conditions and would have no impact on existing wastewater facilities. Because the project would not generate wastewater that would require treatment, no impact would result.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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**No Impact. See response XVII(a) above.** The project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility. There would be no impact.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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**Less Than Significant Impact.** The reconstruction of existing trails and the closing and revegetation of other existing trails would reduce runoff from natural areas over time by improving vegetative cover for degraded habitat areas and would not result in a substantial increase to the drainage. Impacts would be less than significant.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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**Less than Significant Impact.** The project would not increase the intensity of use of the site and would therefore be served by the existing water supplies available to the site. Small amounts of water would be required to water the plants during planting activities. Impacts would be less than significant.

- e) Result in a determination by the wastewater treatment provided which serves or may serve the project that it has

|                          |                          |                          |                                     |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**No Impact.** Refer to XVII(a) (b).

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**No Impact.** Construction of the project would likely generate minimal waste. Removed vegetation would be chipped on site and reused as mulch on reconstructed trails. Excess dirt and other materials would likewise be reused or relocated on site. If debris such as tires or other waste is encountered, it will be hauled to the appropriate recycling facility or landfill. However, it is not expected that large amounts of debris will be encountered. Operation of the project would not generate waste and, therefore, would not affect the permitted capacity of the landfill serving the project area. There would be no impact.

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

**No Impact.** Refer to XVII (f). Any solid waste generated during construction related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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animal or eliminate important examples of the major periods of California history or prehistory?

**Less Than Significant Impact with Mitigation Incorporated.** The purpose of the project is to enhance and improve the existing canyon open space for the environment. As discussed in Section IV(a), Biological Resources, the project would have the potential to impact sensitive biological habitats and species. Implementation of the mitigation measure BIO-1 described in Section IV would ensure that impacts to resources would be less than significant.

Proposed habitat restoration and trail improvements would not result in substantial landform alteration and therefore direct or indirect impacts to significant archaeological or paleontological resources would not be anticipated as discussed in Section V(a-c). In the unlikely event that human remains were encountered, all measures mandated by California Public Resources Code (Section 5097.98), State Health and Safety Code (Section 7050.5) would be followed.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

**Less than Significant Impact.** Proposed trail improvements and revegetation of degraded areas to rehabilitate native habitat would improve habitats and community access within the project area and would not result in cumulatively considerable impacts. The proposed open space and recreation use is consistent with the City’s planning policies and land use projections. The project would significantly impact biological resources; however, implementation of the measures listed in Section IV would reduce direct, indirect, and cumulative impacts to biological resources to less than significant.

c) Does the project have environmental effects, which will cause substantial adverse

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
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effects on human beings, either directly or indirectly?

**No Impact.** The project would not have any environmental effects that would cause substantial adverse effects on human beings. The improved trail system and aesthetic of the canyon would attract hiking, biking, and other types of recreation that improve public health and a cultural connection to the environment in a manner consistent with the city's general plan and the local community plan.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan.
- Community Plan.
- Local Coastal Plan.

#### II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- City of San Diego General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

#### III. AIR QUALITY

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- Regional Air Quality Strategies (RAQS) - APCD.
- Site Specific Report:

#### IV. BIOLOGY

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Wildlife, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Wildlife, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report: City Heights Canyons Enhancements and Trials Project Biological Technical Report (RECON Environmental, Inc., April 4, 2014) and City Heights Canyons

Enhancements and Trials Project Programmatic Revegetation and Restoration Plan (RECON Environmental, Inc., April 4, 2014).

**V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)**

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report: Archaeological Resources Survey for the City Heights Canyons Loop Trail and Urban Greening Project (Natalie Brodie, LSA Associates, Inc., November 2013); Record Search Results for Four City Heights Canyons Restoration: San Diego (USFWS, April 2013).

**VI. GEOLOGY/SOILS**

- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

**VII. GREENHOUSE GAS EMISSIONS**

- Site Specific Report:

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.

**IX. HYDROLOGY/WATER QUALITY**

- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- Site Specific Report: Water Quality Study (BMP Report) prepared by Eric Bowlby, San Diego Canyonlands, March 2014).

**X. LAND USE AND PLANNING**

- City of San Diego General Plan.
- Community Plan.
- Airport Land Use Compatibility Plan: Lindberg Field
- City of San Diego Zoning Maps
- FAA Determination

**XI. MINERAL RESOURCES**

- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- California Geological Survey - SMARA Mineral Land Classification Maps.
- Site Specific Report:

**XII. NOISE**

- Community Plan
- San Diego International Airport Master Plan CNEL Maps.
- MCAS Miramar ACLUP
- Brown Field Airport Master Plan CNEL Maps.
- Montgomery Field CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego General Plan.
- Site Specific Report:

**XIII. PALEONTOLOGICAL RESOURCES**

- City of San Diego Paleontological Guidelines.
- Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.  
 Site Specific Report:

**XIV. POPULATION / HOUSING**

- City of San Diego General Plan.  
 Community Plan.  
 Series 11 Population Forecasts, SANDAG.  
 Other:

**XV. PUBLIC SERVICES**

- City of San Diego General Plan.  
 Community Plan.

**XVI. RECREATIONAL RESOURCES**

- City of San Diego General Plan.  
 Community Plan.  
 Department of Park and Recreation  
 City of San Diego - San Diego Regional Bicycling Map  
 Additional Resources:

**XVII. TRANSPORTATION / CIRCULATION**

- City of San Diego General Plan.  
 Community Plan.  
 San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.  
 San Diego Region Weekday Traffic Volumes, SANDAG.  
 Site Specific Report:

**XVIII. UTILITIES**

- City of San Diego General Plan.  
 Community Plan.  
 Site Specific Report:

**XIX. WATER CONSERVATION**

- City of San Diego General Plan.
- Community Plan.
- Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.
- Site Specific Report: