



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 2, 2014

**NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND
SCOPING MEETING NOTICE**

WBS No.: S-01014.02.06

The CITY OF SAN DIEGO (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that preparation of a Program Environmental Impact Report (PEIR) will be required for the **MISSION TRAILS REGIONAL PARK (MTRP) MASTER PLAN UPDATE (MPU) AND NATURAL RESOURCES MANAGEMENT PLAN (NRMP)**, as further described below.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego web-site at the location noted below and distributed on **April 2, 2014**.

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

NOTICE OF PREPARATION (NOP) COMMENT PERIOD: Written comments from responsible and trustee agencies, the public, and interested parties on the scope and content of the draft EIR must be received by the Development Services Department no later than **30 days** after receipt of this notice (**April 2, 2014**). Please send your written comments to the following address: **Myra Herrmann, Senior Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or **submit via e-mail your comments to DSDEAS@sandiego.gov referencing the Project Name and Project Number in the subject line.** A draft Program EIR incorporating public input will then be prepared and distributed for public review and comment in accordance with CEQA.

RESPONSIBLE AND TRUSTEE AGENCY: Pursuant to CEQA Section 15082(b), the City requests your input on the scope and content of the environmental information pertaining to your agency's statutory responsibilities in connection with this project. Your agency may need to use this EIR prepared by our agency when considering any permit or other approval for the project.

Documents related to the Mission Trails Regional Park (MTRP) Master Plan Update (MPU) and Natural Resources Management Plan (NRMP) are available for public review at the City of San Diego Development Services Center, 1222 First Avenue, San Diego, CA 92101, and can be found on the following City website:

<http://www.sandiego.gov/planning/programs/parkplanning/index.shtml>

SCOPING MEETING: In accordance with CEQA Section 21083.9, a public scoping meeting will be held by the City of San Diego's Development Services Department on Thursday, April 17, 2014 at 6:00 p.m. running no later than 8:30pm in order to gather comments relating to the proposed Mission Trails Regional Park Master Plan Update and Natural Resource Management Plan scope. The meeting will be held at the Mission Trails Regional Park Visitor and Interpretive Center, located at One Father Junipero Serra Trail, San Diego, CA 92119.

General Project Information:

- Project No. **349988**, SCH No. *PENDING*
- Community Plan Areas: **TIERRASANTA, NAVAJO, EAST ELLIOT, RANCHO ENCANTADA**
- Council Districts: **5 & 7**
- Applicant:
CITY OF SAN DIEGO - PLANNING, NEIGHBORHOODS & ECONOMIC DEVELOPMENT DEPARTMENT

Subject: MISSION TRAILS REGIONAL PARK MASTER PLAN UPDATE AND NATURAL RESOURCES

MANAGEMENT PLAN. CITY COUNCIL APPROVAL (Process 5) of the Mission Trails Regional Park (MTRP) Master Plan Update (Master Plan) and associated Natural Resource Management Plan (NRMP)(Figure 1). The project site is within the neighborhoods of Rancho Encantada, Scripps Ranch, Tierrasanta, San Carlos, Lake Murray and Del Cerro and within the Rancho Encantada, East Elliott, Tierrasanta, and Navajo Community Plan Areas of the City of San Diego and will require Community Plan technical amendments for Navajo, Tierrasanta, East Elliot and the Rancho Encantada Precise Plan (Figures 2-7). The project can be separated into the five (5) following areas: the current 5,242 acre Mission Trails Regional Park area, a 1,377 acre portion south of Scripps Poway Parkway and to the west of Sycamore Canyon Open Space Preserve, a 2,697 acre area north of State Route 52 and west of Santee Lakes, a 142 acre area north of State Route 52 and the north of the northwestern corner of the existing Mission Trails Regional Park, and lastly, south of the current park a 378 acre series of open spaces surrounding Lake Murray. In 2010, the City of San Diego initiated a project to update the 1985 Mission Trails Regional Park (MTRP) Master Plan, develop a Natural Resources Management Plan (NRMP).

The purpose for the Master Plan Update (MPU) is multi-faceted and includes the following:

- 1) Fully incorporate the resource protection and management requirements of the Multiple Species Conservation Program (MSCP) into an NRMP for MTRP and coordinate the recommendations and management actions between the MPU and NRMP;
- 2) Incorporate within the MTRP boundaries and provide master planning for the management of resources and the development of recreational opportunities within lands acquired for preservation in the East Elliott community plan area, while continuing to provide for potential private development per the current Community Plan and MSCP guidelines;
- 3) Incorporate within the MTRP boundaries the MSCP preserve lands created as part of the Rancho Encantada Precise Plan in order to provide consistent centralized natural resource and recreation management;
- 4) Update the planning recommendations in the 1985 Master Plan for MTRP based on the public's recreational desires, planning overlays, policies and regulations.

TECHNICAL AMENDMENTS TO COMMUNITY PLANS

The MTRP MPU is anticipated to require amendments to the Navajo, Tierrasanta and East Elliot Community Plans and the Rancho Encantada Precise Plan to ensure that policy recommendations with regards to the management of MTRP are consistent with updated policies in the Master Plan. Pursuant to General Plan, Land Use Element Policy LU-D.6, a Technical Amendment may be processed to update or correct maps and community plan language needed as part of the MTRP MPU.

ALTERNATIVES: Preparation of the DEIR will include an analysis of a reasonable range of alternatives which avoid or mitigate the plan update's significant environmental impacts. These alternatives will be identified and discussed in detail, and address all significant impacts. The alternative's analysis will be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis will be a section entitled "Alternatives Considered but Rejected." This section will include a discussion of preliminary alternatives that were considered but not analyzed in detail and the reason for rejection should be explained. The following two alternatives will be considered in the Program EIR:

A. THE NO PROJECT ALTERNATIVE

This alternative will analyze a continuation of the existing conditions within MTRP at the time the NOP is published, and what would be reasonably expected to occur in the foreseeable future if the Project were not approved (current Master Plan but no NRMP) with the existing community plans. This alternative will compare the projected impacts of the change that would result from Project approval against impacts that would occur under the existing Master Plan. Should the No Project Alternative prove to be the environmentally preferred alternative, then CEQA requires that another environmentally preferred alternative be identified for the Project.

B. REDUCED PROJECT ALTERNATIVE

This alternative would analyze implementing a MPU/NRMP with similar but reduced uses than the draft MPU/NRMP. This alternative may or may not include community plan technical amendments, depending upon where the plan area modifications occur. As with the proposed Project, this alternative would be fully consistent with the Environmentally Sensitive Lands Regulations (ESL) including encroachment allowances permitted for steep slopes, wetlands, and sensitive biology, and consistent with the Historical Resources Regulations for archaeological sites, without the need for deviations or variances in order for park projects to be implemented in the future. This alternative will consider the impacts of a reduced project which includes a land use plan and policies that reduce significant impacts for the same issue areas as analyzed for the Project at a programmatic level and should not be developed to reduce or avoid impacts of a specific project or project level concerns.

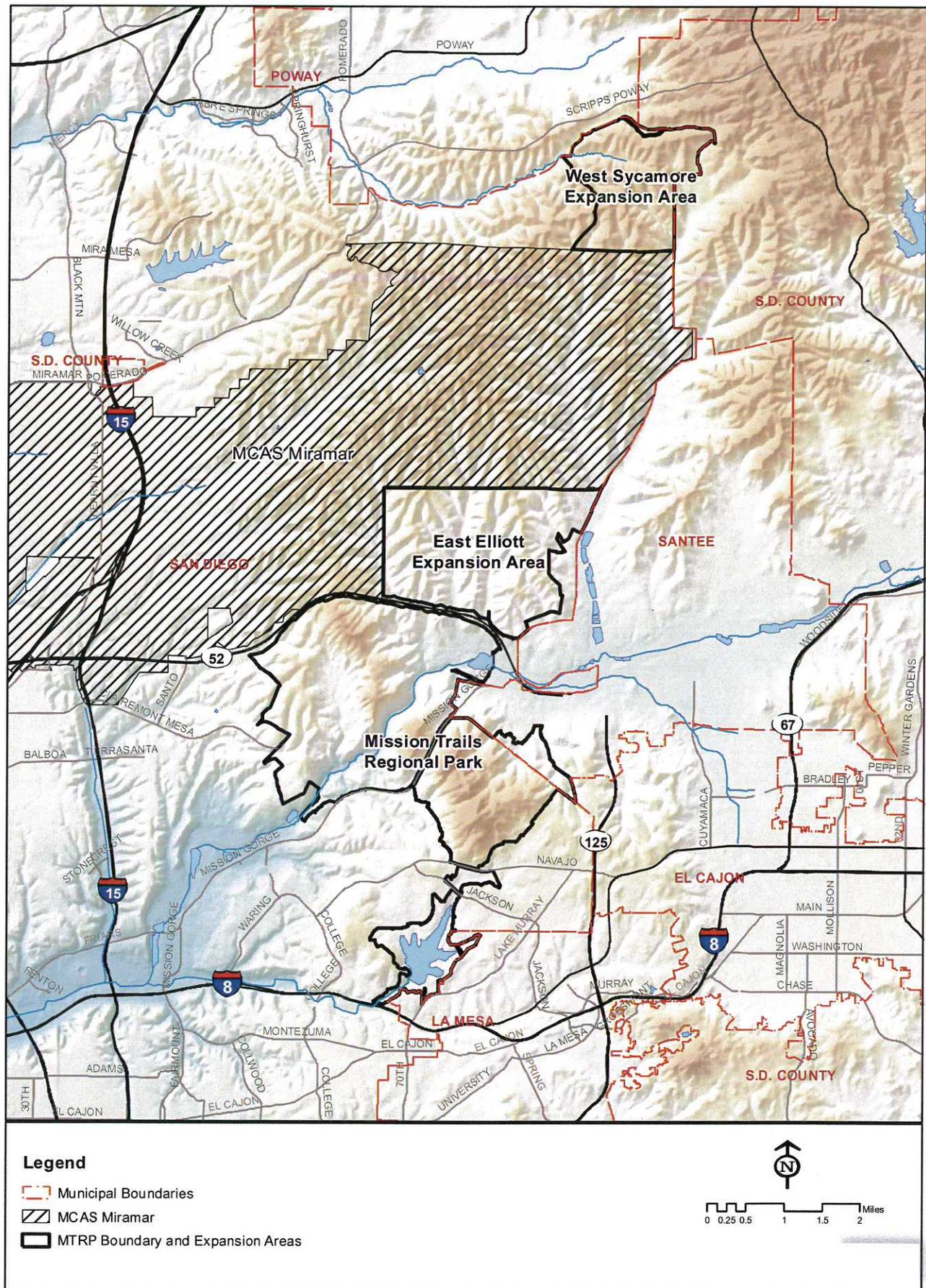
Recommended Finding: The recommended finding that the project may have significant effect on the environment is based on an Initial Study which identified potential significant environmental impacts in the following areas: *Land Use (including MSCP/MHPA, ESL and Historical Resources Regulations), Biological Resources, Transportation/Circulation and Parking, Visual Affects/Neighborhood Character, Noise, Historical Resources, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, Human Health/Public Safety, Air Quality/Odor, Greenhouse Gas Emissions, and Public Utilities.*

Availability in Alternative Format: To request this Notice, the Scoping Letter, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE). **Additional Information:** The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. Contact Senior Planner, Myra Herrmann at (619) 446-5372 or via email at mherrmann@sandiego.gov for any information regarding the environmental review of this project. For information regarding public meetings/hearings on this project, contact Project Manager Jeff Harkness at (619) 533-6595 or via email at jharkness@sandiego.gov.

Cathy Winterrowd
Deputy Director
Planning, Neighborhoods & Economic Development

Attachments: **FIGURE 1:** Proposed Boundaries of Mission Trails Regional Park
FIGURES 2-7: Plan Areas within Mission Trails Regional Park
Scoping Letter

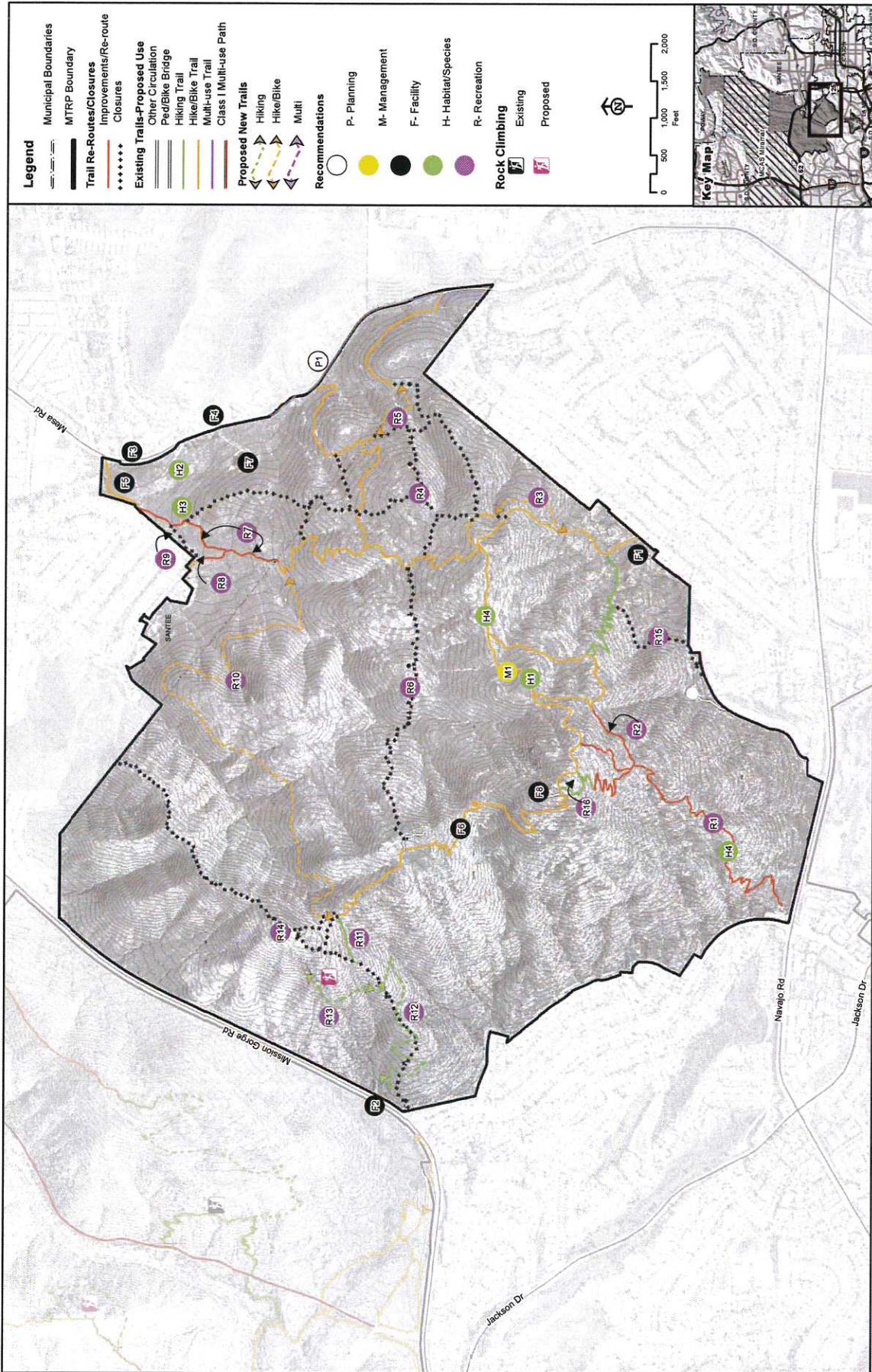
Distribution: **SEE ATTACHED**



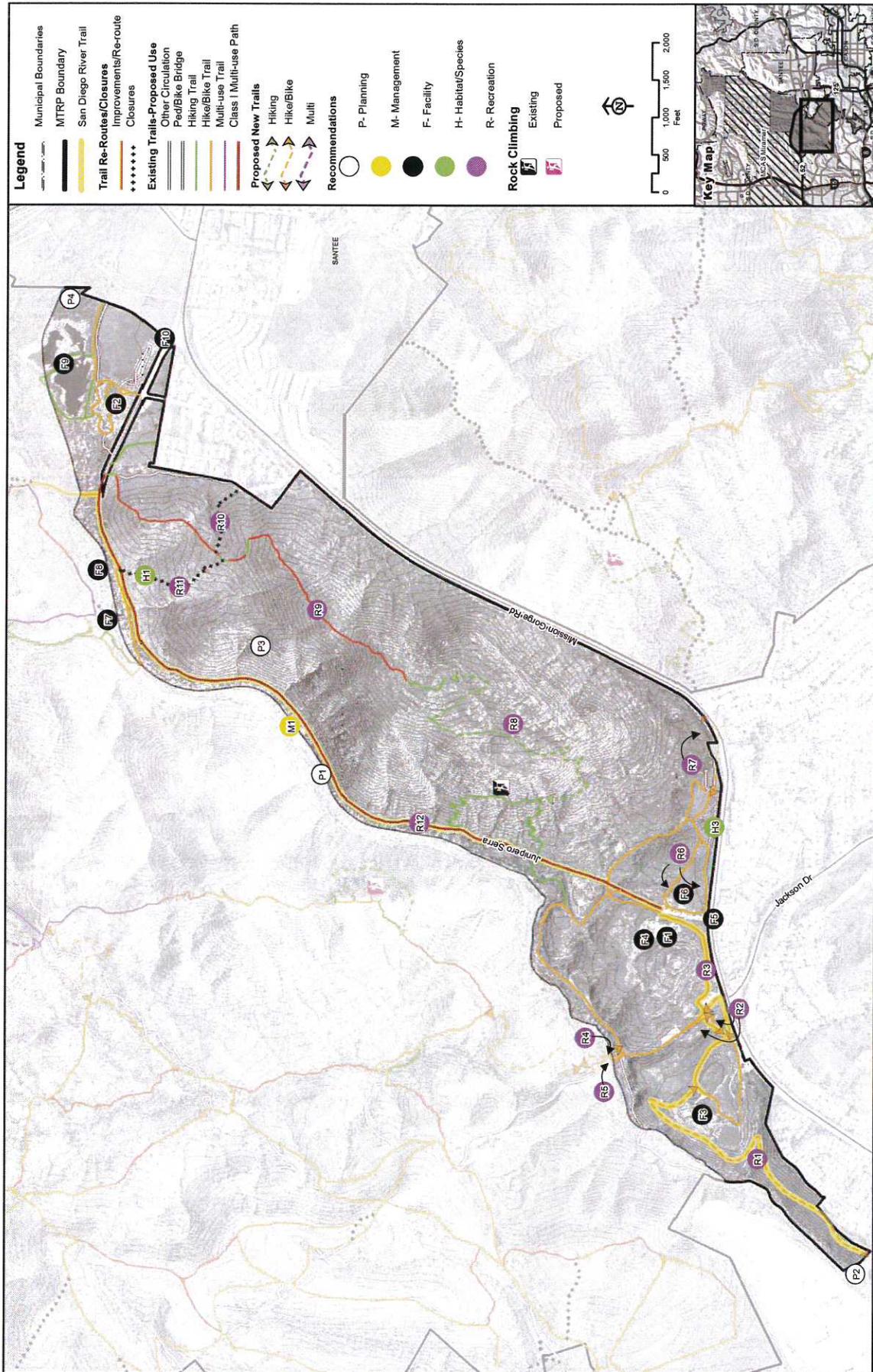
PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP



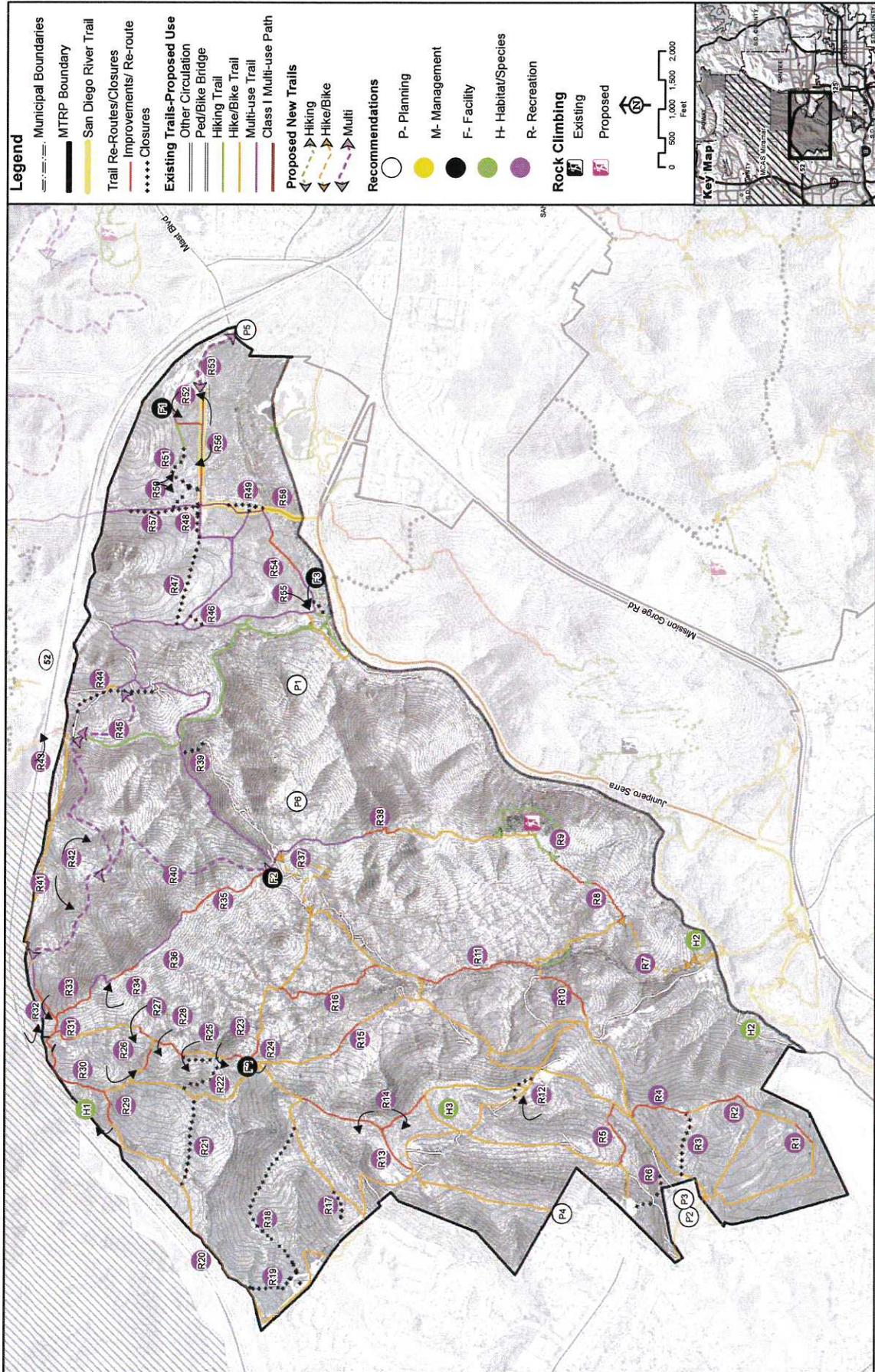
PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP



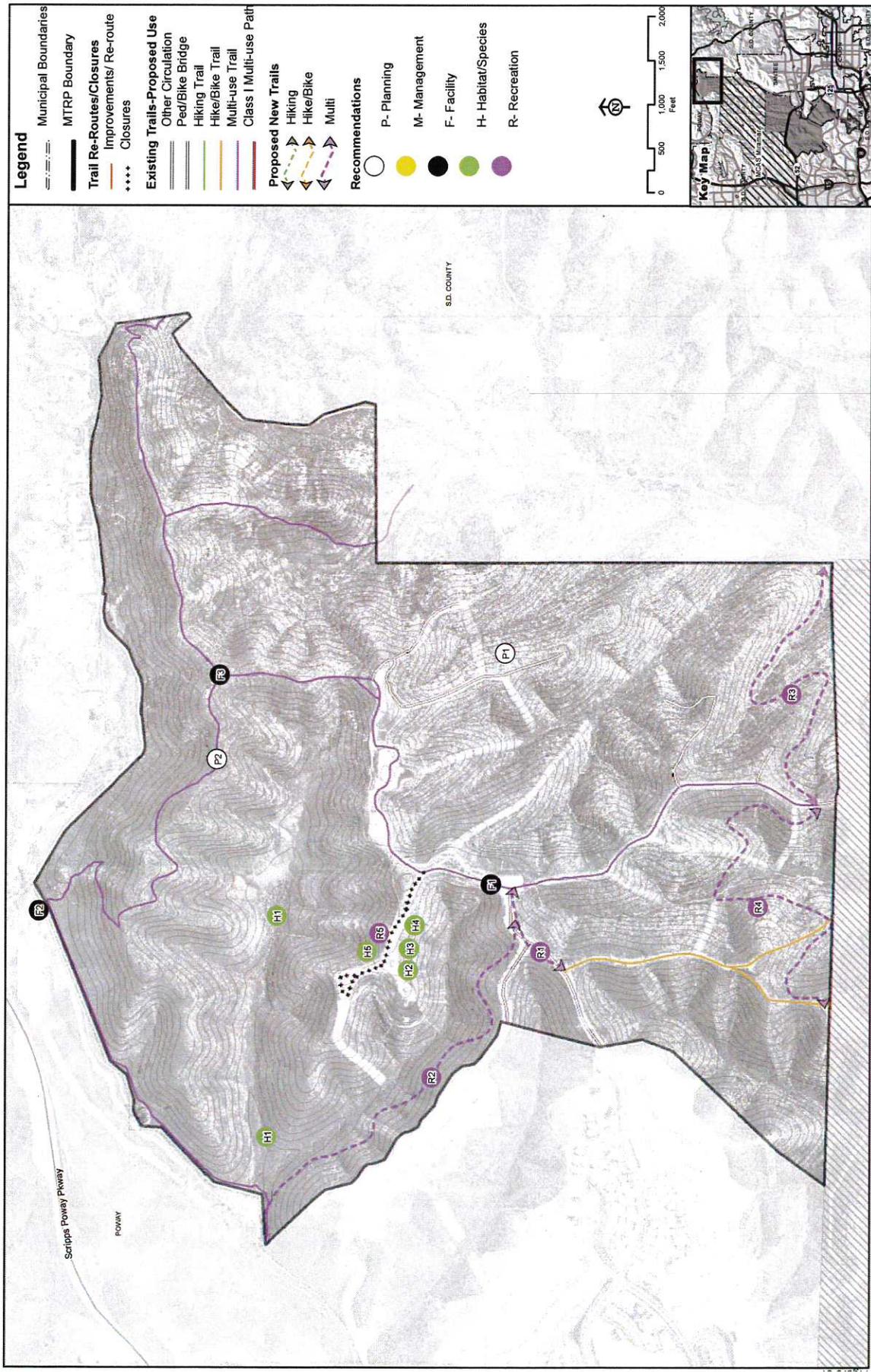
PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP



PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP



PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP



PROGRAMMATIC EIR FOR THE MTRP MPU & NRMP

NOTICE OF PREPARATION PUBLIC REVIEW DISTRIBUTION:

U.S. Government

Naval Facilities Southwest - Environmental Planning Division Naval Facilities (12)
Army Corps of Engineers (26)
Environmental Protection Agency (19)
U. S. Fish and Wildlife Service (23)
Department of Agriculture – Natural Resources Conservation Services (25)
Karen Ringle - Naval Facilities Engineering Command, Southwest Division (8)
Commanding General - MCAS Miramar Air Station (24)

State of California

State Clearinghouse (46A)
Caltrans Planning, District 11 (31)
Department of Fish and Wildlife (32)
Cal Recycle (35)
California Environmental Protection Agency (37A)
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Office of Historic Preservation (41)
Natural Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
California Air Resources Board (49)
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California Energy Commission – Eileen Allen (59)
Department of Conservation – Division of Mines & Geology (61)

County of San Diego

Vector Department (63)
Agriculture Department (64)
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Water Authority (73)
Hazardous Materials Management Division (75)
Planning and Land Use (68)
Parks and Recreation Department (69)
Department of Public Works (70)
Department of Environmental Health – Land and Water Division (76)

City of San Diego

Mayor's Office (91)
Scott Chadwick - Chief Operating Officer
Stacie LoMedico – Assistant Chief Operating Officer
Council President Todd Gloria, District 3
Council President Pro Tem, Sherri Lightner, District 1
Council Office, District 2
Councilmember Myrtle Cole, District 4
Councilmember Mark Kersey, District 5
Councilmember Lorie Zapf, District 6
Councilmember Scott Sherman, District 7
Council President David Alvarez, District 8
Councilmember Marti Emerald, District 9
Office of the City Attorney – Shannon Thomas (MS 59)

Development Services Department

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Gary Geiler
Leonard Wilson
Mehdi Rastakhiz
Angela Nazareno

Planning, Neighborhoods and Economic Development Department

Cathy Winterrowd
Jeff Harkness
Robin Shifflet
Kristen Forburger
Holly Smit-Kicklighter
Tom Tomlinson - Facilities Financing
Dan Monroe

Park and Recreation - Open Space Division

Chris Zirkle
Paul Kilburg
Betsy Miller
Laura Ball

Public Works Department - Engineering and Capital Projects

James Nagelvort
Marnell Gibson

Transportation & Storm Water Department

Drew Kleis
Daniel Lottermoser
Anne Jarque

Public Utilities Department

Anne Sasaki
Nicole McGinnis
Keli Balo
Dirk Smith

Fire and Life Safety (79)

Larry Trame
Michelle Abela-Shon

San Diego Police Department

Mike Pridemore

Library Department – Government Documents (81)

Benjamin Branch Library (81D)
San Carlos Branch Library (81DD)
Scripps Miramar Branch Library (81FF)
Tierrasanta Branch Library (81II)

Park & Recreation Board (83)

Real Estate Assets Department (85)

Historical Resources Board (87)

Lisa Wood - Environmental Services Department

Governmental Relations - (MS 51M)

Wetland Advisory Board (91A/MS 908A)

Community Forest Advisory Board

Alissa Gabriel

Other Groups, Individuals and/or Interested Parties

City of Santee (104)
City of El Cajon (97)
City of La Mesa (100)

San Diego Association of Governments (108)
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 San Diego Gas & Electric (381)
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 Jamul Indian Village (225E)
 La Posta Band of Mission Indians (225F)
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 Pala Band of Mission Indians (225N)
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Miramar Ranch North Community Planning Committee (439)
Dave Dilday (460A)
Tierrasanta Community Council (462/464)
East Elliott Planning Advisory Committee (466)
Arnold Veldkamp, J.J.B. Land Company, L.P.
Livia Borak – Coast Law Group, LLC
Mark Carpenter, KTU&A (Consultant)
Lee Sherwood, RECON (Consultant)
Adam Kimmerly
Al Korobkin
Alan Smith
Andy Barragh
Anne M Barron
Ben Nicholls
Beth Simon
Jan & Bob Hartwig
Bill Winans
Lois Day
Bill Sefton
Mohammad Ali
Allyson Boyd
Carol Cox
Chuck Edgin
Chris Hubbard
Mollie Bigger
Dom Deluca
Maggie Holloway
David Kotnik
David Sparks
Doug Livingston
Dorinda Bogart
Douglas Brown
Ed Price
Eric Leenerts
Evan Sollberger
Everett Newman
Chris Hatch
Bobby Fitz Simmons
Frank Tirpak
Fred & Linda Kramer
Gareth Morgan
Gardner Grady
Greg Lambert

Johnnie Lyman
Carolyn Barkow
Jeff Guadinus
Joe Morse
Aaron Garland
Jose Galaz
Josh Higgins
Joe Satriano
Jack Zarour
Mohammad Karim
Kay Stewart
Keli Balo
Kim Wiley
Jane Yen
Kailash Mozumder
Amber Wright
David Aldon
Libby Brydolf
Linda & Lyle Cocking
Tom Sommer
Matt Merritt
Minette Ozaki
Michael McConnell
Mark Schlocker
Cliff Walker
Mark Weidinger
Carlos Orsco
Nate Bondi
Patty Mooney
Phil Moses
Philip Aman
Philip Erdelsky
Rich Julien
Rob Aaronson
Robin Keightley
Ron Graves
Renee Schlocker
Roberto Gutierrez
Robert Hunt
Stephen Boland
Karol Koerner
Luis Garaldon
Sean Durkin
Basil Jones
Skip Shaputnic
Andy George
Steffen Thompson
Stephen Goldfarb
Tara Luansing-Aguiber
Tom Donnelly
Kevin Wood
Jonny Holt
Elaine Valdez
Bill Simmons

Wayne Hay
Ben Stone
Frank Landis
Kevin Loomis
Mike Moore
Van Collinsworth
Kevin Walsh
Bernie Parmer
Dian Stum
Daniel Newton
Diana Johnson
Joanne Thompson
John Bellora
Bird Friends of San Diego
California Invasive Plant Council (Cal-IPC):
Friends of Tierrasanta Canyons
San Diego Mountain Biking Association
Andrew Asaro
James McAndrew
Richard Quincey
Sean Berry
Yen Family Trust
Norman Peterson
Selna & Mongini Investments
Ramsey L Najor
CCC Construction Co
Strand Family Trust
M&A Gabae
Callahan Family Trust
Horning Family Revocable Trust
Ishihara Trust
Plumb Family Trust
Richard Green Trust
Donald Walker Trust
Stanley & Rita Zemer Trust
John Murphy Trust
Jack & Jeannette Zarour
East Elliot Land Co LLC
Ingrid Fowler
Doris M Howser
Max & Miriam Waisler
Robert Hammond Jr Trust
Artemiza Pringle
Coad Investments
Pardee Homes
Ernst & Alice Kaminsky Family Trust
Frances E Johnston Family Trust
Allan Family Trust
James M Andrews Family Trust
Alfred & Joyce Imhof
Lawrence Maday
Schafer Surviving Spouse Trust
Edwin Johnston 1979 Trust
Felizardo & Belen Barcarse

Margaret Petitjean
Keystone Trust
Akiko Kashiwagi
Ayoub Sesar
Norber Family Trust
Martha Lind
Mongini Revocable Trust
Churchill Family Trust
Alice Kenniston Revocable Trust
Andrew Asaro Trust
Poway Unified School District
Midwest Television Inc.



THE CITY OF SAN DIEGO

April 2, 2014

SUBJECT: Scope of Work for Draft Program Environmental Impact Report for the Mission Trails Regional Park Master Plan Update and Natural Resources Management Plan (“Project”). Project No. 349988/SCH No. *Pending*

Based on the review of the project application and pursuant to the California Environmental Quality Act (CEQA) of 1970, Sections 15060(d) and 15081, as amended, it has been determined by the Environmental Analysis Section (EAS) of the City of San Diego Development Services Department that the Project may have a significant effect on the environment and preparation of an Environmental Impact Report (EIR) is required. City Council approval (Process 5) is required for the Mission Trails Regional Park (MTRP) Master Plan Update (MPU) and Natural Resources Management Plan (NRMP) Project, which includes Technical Amendments to the Tierrasanta, Navajo, and East Elliot Community Plans, and the Rancho Encantada Precise Plan.

The purpose of this Scoping Letter is to identify specific issues to be addressed in the EIR and shall be prepared in accordance with the City of San Diego *Environmental Impact Report Guidelines (updated December 2005)* and *California Environmental Quality Act - Significance Determination Thresholds prepared by the Development Services Department (January 2011)*. A Notice of Preparation (NOP) is being distributed concurrently to Trustee and Responsible Agencies and others who may have an interest in the project in accordance with CEQA Section 21083.9(a)(2) for projects of statewide, regional, or area-wide environmental impacts. **A Scoping Meeting has been scheduled for Thursday, April 17, 2014.** Changes or additions to the scope of work may be required as a result of input received in response to the Scoping Meeting and NOP. Furthermore, should the project scope be modified during the scoping or EIR review process and/or by the applicant, these changes shall be disclosed in the EIR under the section “History of Project Changes.”

Each section and issue area of the EIR shall provide a descriptive analysis of the project followed by a comprehensive evaluation. The EIR shall also include sufficient graphics and tables to provide a complete and meaningful description of all major project features.

PROJECT DESCRIPTION

CITY COUNCIL APPROVAL (Process 5) of the Mission Trails Regional Park (MTRP) Master Plan Update (Master Plan), Natural Resource Management Plan (NRMP) and associated community plan technical amendments. In 2010, the City of San Diego initiated a project to update the 1985 MTRP Master Plan, develop a NRMP, and process a Programmatic Environmental Impact Report (PEIR) to cover the activities identified in both.

PROJECT LOCATION

Currently, MTRP is about 5,800 acres of land between Interstate 8 to the south and State Route 52 (SR-52) to the north. The existing park is split into four planning areas: Lake Murray, Cowles Mountain, Mission Gorge, and Fortuna Mountain as shown in Figure 1. Surrounding MTRP is the City of San Diego Community Planning Areas of Tierrasanta to the west, Navajo to the south, and East Elliott to the north. MCAS Miramar also occurs north of SR 52. The Cities of Santee, El Cajon and La Mesa are along various portions of the eastern boundary.

The East Elliott area will add approximately 2,500 acres to MTRP. This includes almost the entire East Elliott community plan area, excluding private land currently being processed for residential development along its eastern edge (see Figure 1). Active land management and monitoring activities will only occur on publicly owned lands or privately held lands with a conservation easement.

The West Sycamore area will add approximately 1,300 acres to MTRP. This area is the eastern half of the Rancho Encantada Precise plan area which abuts MCAS Miramar to the south, the City of Poway to the north, and the County of San Diego to the east (see Figure 1).

GENERAL BACKGROUND AND PROJECT HISTORY

The origin of MTRP dates back to 1960 when the concept of a 1,765 acre "Fortuna Mountain-Mission Gorge Metropolitan Park" was proposed by the City of San Diego. Over the next 16 years various park development plans were conceptualized. When the County of San Diego acquired Cowles Mountain, a City-County joint regional park planning process managed by a multi-agency Task Force was initiated. In 1976, a proposed Master Development Plan was prepared for the "Lake Murray/Cowles Mountain/Fortuna Mountain Regional Park" and a Citizens Advisory Committee (CAC) was formed in 1977. In 1979, the EIR was certified, (the 1976 Master Development Plan approved?) and the park was renamed Mission Trails Regional Park. Between 1979 and 1981, the Task Force and CAC assessed and modified the 1976 Master Development Plan based in part on information contained within the EIR. In 1984, the CAC and Task Force amendments were incorporated into a revised Master Development Plan which was subsequently approved by the CAC, Task Force, City Council and Board of Supervisors in 1985.

In 1997 the Multiple Species Conservation Program (MSCP) was approved. This placed a vast majority of MTRP within the Multiple Habitat Planning Area (MHPA) which has management Guidelines adopted by the City of San Diego. With the additional emphasis on resource management and protection placed on MTRP lands, some of the uses originally planned within the park were moved to alternative, less environmentally sensitive sites or dropped from

consideration completely. The MSCP also identified two other pertinent areas as MHPA's: the vast majority of the East Elliott Community Plan Area and a large block of open space contained within the Rancho Encantada Precise Plan, both of which are being incorporated into MTRP upon their acquisition for conservation or mitigation purposes.

Since 1985, most of the major development elements identified in the Master Development Plan (Master Plan) have been implemented, such as the Lake Murray Reservoir Rehabilitation, Old Mission Dam staging area, Cowles Mountain staging area, Lake Murray Community Park, Visitor and Interpretive Center, Old Mission Dam Interpretive Pathway and Viewing Terrace, Clairemont Mesa Staging Area, Kumeyaay Lake Campground, and Equestrian Staging Area at the end of Mast Blvd.

MASTER PLAN UPDATE PROCESS

In 2007, an ad hoc subcommittee of the CAC began a process of reviewing and updating the 1985 Master Plan to address alternative project locations, additional projects, and the two expansion areas. To implement Council Policy 600-33 *Community Notification and Input for City-Wide Park Development Projects*, and to address the MSCP requirement for development of a NRMP for MTRP, in November 2010, the City of San Diego, City Planning and Community Investment (CPCI) Department began the process to update the MTRP Master Plan, develop a Natural Resources Management Plan and prepare a Programmatic EIR.

On January 27, 2011, the first of three public workshops focusing primarily on the MPU was held at the MTRP Visitor Center. A focal point of the public's input was four large aerial photograph exhibits of the park where participants could use pre-defined icons, post-it notes, and provide their input regarding issues and opportunities directly on the maps. Nearly 200 comments were received from the 83 participants. An expanded and more sustainable recreational trail system was the most frequently requested item. Following the workshop, draft alternatives were developed over the next two months for presentation at the second public workshop.

On March 31, 2011 the second public workshop was held at the MTRP Visitor Center where the 58 participants were asked to vote their level of support for each project element, as well as identify their top 10 priorities for implementation. A number of participants requested more time to assess the various project elements before casting their votes. This request was addressed by setting up a web survey to allow individuals an opportunity to vote and provide additional written comments. The web survey ran for two weeks, in which time 75 individuals participated. In total, 101 voting ballots were cast for use in identifying the public's issues and priorities. Following the workshop and web survey, the voting ballots were processed. Over the next month and a half, trail system alternatives were reviewed with City staff for conflicts with sensitive resources and a preferred alternative was developed for presentation at the final public workshop.

On June 9, 2011, the final public workshop was held at the MTRP Visitor Center where the 53 participants were given an opportunity to ask questions, voice concerns, and provide written comments.

With the final phase of the MPU process, working drafts (spring/summer 2012) and pre-public drafts (spring 2013) of both plans were released to various City departments, San Diego County Water Authority (SDCWA), San Diego Gas & Electric (SDG&E), Marine Corps Air Station (MCAS) Miramar, US Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW), and subsequent sites visits to various portions of MTRP with USFWS & CDFW were conducted in late summer 2013. Comments received during this two (2) year process have been incorporated where appropriate into the draft MPU and NRMP released for public review as part of the CEQA NOP public review process.

MASTER PLAN CONTENT

The purpose for the MPU is multi-faceted:

- 1) Fully incorporate the resource protection and management requirements of the Multiple Species Conservation Program (MSCP) into an NRMP for MTRP and coordinate the recommendations and management actions between the MPU and NRMP;
- 2) Incorporate within the MTRP boundaries and provide master planning for the management of resources and the development of recreational opportunities within lands acquired for preservation in the East Elliott community plan area, while continuing to provide for potential private development per the current Community Plan and MSCP guidelines;
- 3) Incorporate within the MTRP boundaries the MSCP preserve lands created as part of the Rancho Encantada Specific Plan in order to provide consistent centralized natural resource and recreation management;
- 4) Update the planning recommendations in the 1985 Master Plan for MTRP based on the public's recreational desires, planning overlays, policies and regulations.

The MTRP MPU/NRMP is a policy document that establishes the planning framework for the future design, implementation, and management of the Park. The Goals and Policies in the MPU provide specific guidance on critical park implementation issues, so that all aspects of development and operation will be consistent with the agreed upon park concept.

The objectives of the MTRP MPU/NRMP are to:

1. Define the Park's setting in terms of physical environment, aesthetics, public plans and policies, surrounding land use and ownership;
 2. Identify recreational and other open space potentials within the Park setting;
 3. Assess existing and potential relationships (especially edges, roads, and trail linkages) between the Park, its immediate surroundings, and the San Diego region as a whole;
- and

4. Maintain and update a comprehensive Master Plan in terms of park uses, facility sizes and locations, environmental and architectural design concepts, and strategies to avoid or minimize environmental impacts.

Major concepts of the 1985 planning process that continue to be important today are:

1. Multi-purpose role – the Park serves a comprehensive mix of the educational, environmental, recreational and cultural needs of the San Diego Region. It accommodates active as well as passive uses on both a regional and community level.
2. Trail and Open Space Linkages – the Park orients outward to the region; and is not viewed as an ‘island.’ Because its location, potential size, and aesthetic environment make it a logical destination for hikers, bicyclists, and equestrians, the Park relates to major trail linkages with other regional parks, open space corridors, and activity centers. Trail corridors should extend outward into existing and future residential areas wherever compatible.
3. Response to Environment - the Park will continue to protect environmental and cultural resources while providing for recreational opportunities.

MTRP shall be designed, implemented and managed to continue to achieve these objectives in a balanced and sustainable manner. As future activities and projects for MTRP are proposed, they will be evaluated for compliance with this Master Plan to ensure that the vision of MTRP is maintained.

While the MTRP MPU guides activities on both private and public land, it does not usurp existing private property rights or disallow existing uses that are permitted under the City’s current zoning and land use ordinances, General Plan, the East Elliott Community Plan, and MSCP guidelines. Any land use changes such as plan amendments or rezones, development, or other activities that require discretionary City approval will be subject to the policies contained in the MPU.

MASTER PLAN PROPOSED DEVELOPMENT

The future development of the MTRP is provided for each of the six planning areas of the Park, and includes hike, bike and equestrian trail alignments, staging areas, rest areas, and other amenities. It also includes proposed interpretive programs and potential mitigation opportunities for the Park.

Lake Murray (see Figure 2)

Lake Murray has historically been the most accessible, developed and highly used area of the Park. The existing developed and water-oriented recreational uses (golf course, ballfields, community park, boat ramp and concessions) will continue to be the primary focus of this area. MPU recommendations include sediment and erosion controls related to the unpaved access roads and parking lots; the implementation of water quality improvement best management practices at major storm drain outfalls to improve water quality within this area prior to

discharge into Alvarado Creek and the San Diego River; the closure or re-routing of unauthorized trails; and addition of a new trail connection to the Del Cerro community.

Lake Murray currently supports about 8 miles of authorized and un-authorized recreational trails. Proposed actions include closing approximately 0.4 miles of trails, re-routing another 0.2 miles of trails, and constructing about 0.5 miles of new trails for an overall increase of about 0.4 miles of trails.

Cowles Mountain (see Figure 3)

Cowles Mountain is a dominant landmark within the San Diego Region rising to a height of 1,591 feet and is the highest point within the City of San Diego. An existing utility/emergency access road to the communications antennae at the top of the Cowles Mountain will remain the only vehicular access within this area. Trails currently originate from the Cowles Mountain staging area, as well as Barker Way, Mesa Road, and Big Rock Road. Additional staging area improvements are proposed at the existing Barker Way and Mesa Road trailheads, and a new small staging area and trailhead is proposed west of Pyles Peak off of Mission Gorge Road. A small bike skills area is proposed for inclusion as part of the Mesa Road staging area improvements. All other proposed improvements are related to recreational trails.

Barker Way is a currently heavily used access point utilizing only on-street parking, trash/recycling receptacles and signage. The proposed staging area would impact up to one acre of land and create an off-street staging area with parking, portable toilets, trash/recycling receptacles, and other related amenities.

Mesa Road currently has two staging areas, one at the end of the road and the other near Big Rock Park. The one at the end of the road is recommended for closure and consolidation with the one near Big Rock Park. Proposed improvements are for the area near Big Rock Park and would utilize the currently disturbed shoulder of the road from Big Rock Park to just past Mesa Heights Road. The site is approximately three quarters of an acre and could support parking, a small bicycle pump-track, beginner to intermediate bike skills features, and other related amenities. Restrooms are provided at the adjacent Big Rock Park.

There is currently no formal access to Pyles Peak from the west, only an unauthorized hiking trail that originates from the residential development along Golf Crest. Approximately 700 feet north of Golf Crest along Mission Gorge Road is a small access road to a San Diego County Water Authority (SDCWA) facility that is proposed for improvements (one third of an acre) to support parking, portable toilets, trash/recycling receptacles, and other related amenities while maintaining access to SDCWA facilities. Vehicular access would be right-in/right-out only from/to Mission Gorge Road.

Cowles Mountain currently supports about 14 miles of authorized and un-authorized recreational trails. Proposed actions include closing approximately 7 miles of trails, re-routing another 2 ½ miles of trails, and constructing about 9 miles of new trails for an overall increase of about 1.7 miles of trails.

Mission Gorge (see Figure 4)

Mission Gorge is the heart of MTRP. It encompasses most of the cultural resources, significant sensitive biological resources, the geologic formations of the gorge, the San Diego River and associated habitats, the Visitor and Interpretive Center, and the Kumeyaay Campground. Annual visits to the Visitor Center continue to increase. To help meet the needs of increased patronage, an additional parking lot near the Visitor Center and improved trail connectivity between the Jackson Drive staging area would alleviate some of the pressure during times of peak use. The inclusion of additional bicycle skills features at the Deerfield BMX site (being renamed the Deerfield Bike Skills area) are recommended, as well as a bridge connection over the San Diego River at the bottom of Jackson Drive. All other proposed improvements are related to recreational trails.

The additional parking lot to support the increased patronage of the Visitor and Interpretive Center and the Park is proposed within the western Oak Grove Loop area. A two and one half acre area is being proposed for assessment to develop about one and one half acres. The expanded footprint is intended to provide some flexibility to avoid potential cultural resources within the area. The developed area is intended to support parking, picnic tables, benches, informational kiosks and other amenities. Relocation of existing picnic tables and signage would be required.

The design and construction of additional bicycle skills features at the Deerfield BMX site is proposed to provide facilities for a full range of skill levels. All proposed improvements will remain within the area that is outside the MSCP/MHPA.

A bridge over the San Diego River at the bottom of Jackson Drive is proposed to improve connectivity between the Mission Gorge and Fortuna Mountain areas of the Park. During a significant portion of the year, water levels within the River prevent most park users from crossing at this area. A decision regarding the style (truss, suspension) and scale (pedestrian, light vehicle) of bridge has not been made.

A segment of the San Diego River Trail, a regional trail running from the Pacific Ocean to the headwaters of the San Diego River, is proposed within MTRP. The proposed alignment is from the southern MTRP boundary to the northeastern boundary, using a combination of new, upgraded, and existing trails. This proposed alignment is consistent with the draft San Diego River Park Master Plan.

Mission Gorge currently supports about 9 miles of authorized and unauthorized recreational trails. Proposed actions include closing about 1.7 miles of trails, re-routing approximately 1.2 miles of trails and constructing nearly 6 miles of new trails for an overall increase of about 4 miles of trails.

Fortuna Mountain (see Figure 5)

Fortuna Mountain is the northern extension of the ridge bisected by the San Diego River and is relatively undeveloped with the exception of two major utility corridors. SDCWA has several

pipelines and access roads traversing the western edge of MTRP in the north/south direction. SDG&E has both gas pipelines electrical distribution lines and access roads traversing MTRP. The gas pipeline traverses the Park in the east/west direction just south of SR-52. There are several electrical distribution corridors that traverse MTRP in a southwesterly/northeasterly direction. Two staging areas and a couple of community trail connections from Tierrasanta serve the Fortuna Mountain area. The Clairemont Mesa Boulevard staging area serves the western edge of Fortuna Mountain, whereas the Equestrian staging area serves the eastern edge of Fortuna Mountain. The Fortuna ridgeline saddle separates the area into East and West Fortuna. Due to the steepness of the utility access road and trails crossing over the ridgeline and saddle, most Park users stay on one side of Fortuna or the other. Proposals within the Fortuna Mountain area are focused on trail system improvements. Minor amenity upgrades are recommended at the staging areas.

Fortuna Mountain currently supports about 29.5 miles of authorized and unauthorized recreational trails, and utility access roads. Proposed actions include closing about 10 miles of trails and roads, re-routing approximately 5 miles of trails and constructing about 5 miles of new trails for an overall increase of about 2.8 miles of trails.

East Elliott (see Figure 6)

East Elliott is one of two areas being added to MTRP. It is approximately 2,500 acres in size and is located due north of the eastern portion of Fortuna Mountain on the north side of SR-52. It is linked to Fortuna Mountain via two freeway overpasses that provides under crossings for wildlife and recreational users. MCAS Miramar borders East Elliott along the entire western and northern perimeters. The Sycamore Canyon Landfill occupies the central portion of the site and is included within the boundaries of the Park to facilitate long-term reclamation of the closed portions of the landfill to open space and recreational uses. The ownership and management of the Landfill has agreed to collaborate with the City to create a recreational linkage along the northern perimeter to connect MTRP with the historic Stowe Trail corridor that runs north/south along the eastern edge of the East Elliott area. A significant portion of this area is currently in private ownership. Inclusion of this area within the MTRP Master Plan does not change the development potential of these properties under MSCP guidelines. If one or more parcels do develop in the future, the City will coordinate with the developers to insure that open space and proposed amenities identified within the MPU are incorporated into MTRP through City fee-ownership, or easements on privately held property. Two SDG&E electrical distribution corridors traverse East Elliott. One north/south corridor is within the western portion of the area, the other splits off along the southern boundary and routes to the northeast along the edge of the landfill. This area also contains the Santee Boulders, identified as a long time rock climbing area used to teach beginner climbers.

East Elliott currently contains a series of utility access roads and several miles of user defined trails. Proposed actions include closing about 13.5 miles of trails, re-routing another 0.25 miles of trails, and constructing an additional 13 miles or so of new trails, including providing

connectivity to the Stowe Trail and the Santee Boulders, where and when ownership/easements allows for an overall increase of about 1 mile of trails.

West Sycamore (see Figure 7)

West Sycamore is the second area being added to MTRP. It is approximately 1,300 acres in size and is located about 3 miles north of East Elliott. It is bordered by the Stonebridge development on the west, Beeler Canyon and Sycamore Canyon Road to the north, the County's Goodan Ranch Sycamore Canyon Preserve to the east and MCAS Miramar on the south. An SDG&E electrical distribution corridor traverses the site from the south west to the north east. The developers of Stonebridge are required to transfer this property to the City of San Diego when certain conditions of their development agreement have been met.

West Sycamore currently contains about 17 miles of recreational trails. Proposed actions include closing about 0.4 miles of unnecessary roads and constructing approximately 3.3 miles of new trails, including a potential segment of the Trans-County Trail. A staging area and potential Ranger's office are the only facilities proposed within West Sycamore and they are to occur within a previously disturbed area outside the MHPA.

NATURAL RESOURCES MANAGEMENT PLAN PROCESS

The NRMP is being developed concurrently with the Master Plan to avoid unnecessary conflicts early on in the alternatives development process. The resulting preferred alternative from the Master Plan process is used as an input for analysis in the NRMP prior to either document being finalized. This approach is facilitating coordination and collaboration on recommended actions between the two plans, as well as providing an opportunity to avoid as many resource protection/recreational use conflicts as possible.

The NRMP is being directed by City staff to ensure compliance with MSCP requirements and consistency with City policy, guidelines and current methodologies regarding resource protection and management.

The draft NRMP is being released as an appendices to the MPU for public review.

TECHNICAL AMENDMENTS TO THE COMMUNITY PLANS

Technical Amendments to the Navajo, Tierrasanta and East Elliot Community Plans and the Rancho Encantada Precise Plan are proposed to update or correct maps and community plan language needed as part of the draft MPU/NRMP, to ensure that policy recommendations with regards to the management of MTRP are consistent with updated policies in the MPU/NRMP.

PROJECTS WITHIN THE SCOPE OF THE PEIR

Another purpose of this or any other PEIR is to streamline environmental review of projects found to fall within the scope of the PEIR. The PEIR for this Project would address the Master Plan recommendations and technical amendments to the Community Plans at a general programmatic level. The PEIR will not evaluate project level impacts associated with future implementation of any of the Master Plan recommendations or any public or private

development projects proposed within MTRP. The PEIR will also not address impacts of specific projects on individual County Assessor's Parcels. Any subsequent activities proposed within MTRP will be reviewed for consistency with the PEIR and draft MPU/NRMP and any project level impacts of these subsequent activities would be subject to separate environmental review in accordance with CEQA.

PEIR FORMAT AND CONTENT

The PEIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis on the PEIR must be on identifying feasible solutions to environmental problems. The objective is not simply to describe and document an impact, but to actively create and suggest mitigation measures or project alternatives that would substantially reduce the significant adverse environmental impacts. The adequacy of the PEIR will depend greatly on the thoroughness of this effort. The PEIR must be written in an objective, clear and concise manner. Wherever possible, use graphics to replace extensive word descriptions and to assist in clarification. Support conclusions with quantitative as well as qualitative information. Conclusions must be supported with quantitative, as well as qualitative information to the extent practicable.

Prior to distribution of the Draft EIR (DEIR), Environmental staff will coordinate with the project consultant to prepare Conclusions, which will be attached to the front of the DEIR. The Conclusions cannot be prepared until a DEIR has been submitted and accepted for release by the City. The DEIR shall include a Title Page which includes the Project Number, State Clearinghouse Number (SCH No.) and the date of publication and an Executive Summary, reflecting the DEIR outline for each issue area identified below in Section V, but need not contain every element of the DEIR. Additional information regarding specific content and formatting of the DEIR can be found in the City's *Environmental Impact Report Guidelines (updated December 2005)*.

I. INTRODUCTION

Introduce the proposed project with a brief discussion on the intended use and purpose of the EIR. Describe and/or incorporate by reference any previously certified environmental documents that address the project site. Identify all discretionary City actions associated with the project. If other local, state, or federal agencies have responsibility for approvals or project review, briefly describe this involvement. This section should also describe the basis for how this PEIR will be used for subsequent environmental review of projects implemented in accordance with the MPU and NRMP, once adopted, and/or additional required approvals (if applicable).

II. ENVIRONMENTAL SETTING

The Draft PEIR should (i) describe the precise location of the Project and present it on a detailed topographic map and regional map; (ii) provide a local and regional description of the environmental setting of the project, as well as adjacent land uses, area topography,

drainage characteristics and vegetation; and (iii) include any applicable land use plans/overly zones that affect the Project site, such as the City of San Diego Multiple Planning Area and FEMA 100 year floodway zone.

III. PROJECT DESCRIPTION

The Draft PEIR should include a detailed discussion of the goals and objectives of the proposed project. Project objectives will be critical in determining the appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. This section of the document should include a discussion of all discretionary actions required for Project approval and implementation, including but not limited to a description of all permits and approvals required by local, state, federal, and other regulatory agencies.

For the purpose of this analysis the area covered by the Proposed Project includes the current boundaries of the Mission Trails Regional Park, the East Elliot Community Planning Area, and approximately 1,820 acres of the Multiple Habitat Planning Area east of Rancho Encantada, known as the West Sycamore area. The Community Plan amendments resulting from implementation of the draft Mission Trails Regional Park MPU and project features would be also addressed in the PEIR.

Pursuant to the CEQA Guidelines (Section 15168), a Program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and allow reduction in paperwork. In addition, it may be used with the intent of streamlining and limiting the later environmental review required for projects that implement the draft MPU.

IV. HISTORY OF PROJECT CHANGES

This section of the PEIR shall outline the history of the project and any physical changes that have been made to the project in response to environmental concerns raised during the City's review of the project.

V. ENVIRONMENTAL ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. The EIR must represent the independent analysis of the City of San Diego as Lead Agency; therefore, all impact analysis must be based on the City's current *California Environmental Quality Act - Significance Determination Thresholds prepared by the Development Services Department (January 2011)*.

Adoption of the MPU, NRMP and community plan technical amendments is not in and of itself a significant impact. The proposed "Project" would provide a comprehensive approach to the management of natural and cultural resources within MTRP through

adoption of the MPU and NRMP and would facilitate timely and environmentally responsible implementation protocols. Future projects implemented in accordance with the MPU and NRMP however, have the potential to impact resources, and therefore the EIR Project Description should include a discussion of how future projects would implement the MPU/NRMP during subsequent impact analysis and environmental review pursuant to CEQA. This should take the form of a Mitigation Framework which will lay the foundation for how future projects are reviewed to assure compliance with the MPU and NRMP and fully documented in the subsequent environmental review process.

Below are key environmental issue areas that have been identified for this Project, within which the issue statements must be addressed individually. Discussion of each issue statement should include an explanation of the existing Project site conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis should address potential direct, indirect, and cumulative impacts that could be created through implementation of the proposed Project and its alternatives. Lastly, the identification of a reasonable range of mitigation measures (included in the Mitigation Framework) and/or alternatives, whether proposed or not, for each identified significant impact should also be included in the issue area discussions.

LAND USE

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in a conflict with the goals, objectives, and recommendations of the City of San Diego General Plan (General Plan), the City of San Diego Municipal Code, or the Tierrasanta, Navajo, East Elliot Community Plan areas and the Rancho Encantada Precise Plan area?

Issue2: Would the proposed Master Plan Update and Natural Resource Management Plan result in a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and the Multi Habitat Planning Area (MHPA) adopted for the purpose of avoiding or mitigating an environmental effect for the area?

Issue 3: Would the proposed Master Plan Update and Natural Resource Management Plan affect the long-term conservation of biological resources as described in the MSCP? Would the proposed Master Plan Update and Natural Resource Management Plan meet the objectives of the MSCP's Land Use Adjacency Guidelines or conflict with the provisions of the City's MSCP, Subarea Plan or other approved local, regional, or state conservation plans?

The PEIR should evaluate how the draft MPU/NRMP accomplishes or fails to implement the goals, objectives, and recommendations of the General Plan, San Diego Municipal Code, San Diego's City's Land Development Code or relevant community plans. If any inconsistencies are identified, the Land Use Section of this PEIR should also identify if

these inconsistencies warrant an environmental impact. The PEIR should also address the land use compatibility with final MSCP Plan (August 1998), and the City's MSCP Subarea Plan (March 1997). A description of measures proposed to reduce any identified MHPA adverse edge effects should be included within this section as well.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in a substantial change to natural topography or other ground surface relief features?

Issue 2: Would implementation of the proposed Master Plan Update and Natural Resource Management Plan result in the blockage of public views from designated open space areas, roads, or to any significant visual landmarks or scenic vistas?

Issue 3: Would the proposed Master Plan Update and Natural Resource Management Plan affect the existing visual character of the City or community plan areas, particularly with respect to views from major roadways, public viewing areas, vistas, or open spaces?

Issue 4: Would the proposed Master Plan Update and Natural Resource Management Plan be compatible with surrounding development in terms of bulk, scale, materials, or style?

To the extent feasible, the PEIR should include an evaluation of potential for impacts on the natural landforms within the MTRP and Project boundaries resulting from implementation of project components. The City's Significance Determination Thresholds include the following in determining such impacts: exceed the allowed height or bulk regulations and existing patterns of development in the surrounding area by a significant margin; and/or located in a highly visible area and would strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection. If any project components include such elements, this section of the PEIR should, therefore, include a conceptual description and analysis of the allowed building mass, bulk, height, and architectural style that could result from the draft MPU/NRMP. The EIR shall also analyze the use of solar panels on facilities within MTRP such as, but not limited to exterior lighting of parking lots, bollards or interpretive panels that could emit or reflect a significant amount of light or glare and any potential effect on light sensitive species and/or aviation (e.g., MCAS Miramar, Gillespie Field, Lindbergh Field). Renderings, cross sections and visual simulations of the proposal should be incorporated into the EIR section.

AIR QUALITY/ODOR

Issue 1: Would implementation of the proposed Master Plan Update and Natural Resource Management Plan result in an increased number of automobile trips which would/could potentially affect San Diego's ability to meet regional, state and federal clean air standards?

Issue 2: Would implementation of the proposed Master Plan Update and Natural Resource Management Plan result in air emissions that would substantially deteriorate ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations?

The PEIR should describe the draft MPU/NRMP area's climatological setting within the San Diego Air Basin and the basin's current attainment levels for State and Federal Ambient Air Quality Standards (AAQS). It should discuss both the potential stationary and non-stationary air emission sources related to the land use modifications associated with the draft MPU/NRMP and particularly vehicle emission sources. Should the draft MPU/NRMP result in a significant decrease in the levels-of-services of any roadway or intersection, the PEIR should address the potential degradation of air quality which may result, including the possibility of "hotspots" within the area. While only a guideline and not a rule or regulation, the PEIR should also discuss consistency with the California Air Resources Board Air Quality and Land Use Handbook.

The PEIR will include a qualitative description of potential impacts to air quality and compliance with AAQS associated with subsequent activities that implement the draft MPU/NRMP. However, a quantified analysis of future project impacts to air quality would not be addressed in the PEIR and future project level impacts would be subject to subsequent environmental review under CEQA.

Although air quality impacts are not anticipated for this project, the PEIR should discuss the draft MPU/NRMP's impact on the ability of the San Diego Air Basin to meet regional air quality strategies (RAQS). It should discuss any short, long-term, and cumulative impacts the project may have on regional air quality, including construction and transportation-related sources of air pollutants, and the potential impacts from the increase in vehicle trips to the RAQS, the overall air quality impacts from such trips, and any proposed mitigation measures. The section should also address any affects of the MPU/NRMP related to climate change and greenhouse gas emissions.

BIOLOGICAL RESOURCES

Issue 1: Would implementation of the proposed Master Plan Update and Natural Resource Management Plan result in a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

Issue 2: Would the proposed Master Plan Update and Natural Resource Management Plan result in interference with the nesting/foraging/movement of any resident or migratory fish or wildlife species?

Issue 3: Would the proposed Master Plan Update and Natural Resource Management Plan result in an impact to a sensitive habitat, including, but

not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral?

Issue 4: Would the proposed Master Plan Update and Natural Resource Management Plan result in the introduction of invasive species of plants into the area?

Issue 5: Would the proposed Master Plan Update and Natural Resource Management Plan result in an impact on City, State, or Federally regulated wetlands (including but not limited to, salt marsh, vernal pool, lagoon, riparian habitat, etc.) through direct removal, filling, hydrological interruption or other means?

A series of diverse habitats would potentially be directly or indirectly affected by the draft MPU/NRMP, and to the extent feasible, should be fully discussed in this section of the PEIR. A biological resources constraints analysis, based on existing inventory of biological resources information already assembled for the draft MPU/NRMP, should be prepared to address existing conditions, potential constraints, and opportunities related to biological resources within the project study area. The analysis should also include limited site reconnaissance as necessary to accurately represent the existing conditions discussion of the PEIR. The analysis must also identify, based on the draft MPU/NRMP documentation, any MSCP covered and narrow endemic flora and fauna, which are known to be, or to have a potential to exist, in the draft MPU/NRMP area.

The impacts to identifiable wetland habitat should be addressed within this section of the PEIR. Wetland habitat types should be shown graphically and include recommendations to sustain their functionality based on the development standards proposed for Mission Trails Regional Park area. If impacts to any wetlands or wetlands buffers are identified, a discussion of the infeasibility of avoiding such impacts with the draft MPU/NRMP should be included.

Encroachment into the City's MHPA would occur with the draft MPU/NRMP. Both the biological constraints analysis and the Biological Resources section of the PEIR should disclose potential MHPA boundary adjustments or corrections that may be required with implementation of subsequent activities that implement the draft MPU/NRMP. However, detailed descriptions of the MHPA boundary adjustments and the functional equivalence analysis required for future projects would not be addressed in the PEIR. Any MHPA boundary adjustments associated with development of projects that implement the draft MPU/NRMP would be subject to subsequent environmental review.

HISTORICAL RESOURCES

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in the alteration or destruction of a prehistoric or

historic archaeological site, or any adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?

Issue 2: Would the proposed Master Plan Update and Natural Resource Management Plan result in any impact to existing religious or sacred uses within the potential impact area?

Issue 3: Would the proposed Master Plan Update and Natural Resource Management Plan result in the disturbance of any human remains, including those interred outside of formal cemeteries?

The draft MPU/NRMP area contains numerous archaeological sites. A cultural resources constraints analysis, based on existing inventory of historical and cultural resources information already assembled for the draft MPU/NRMP, should be prepared for the proposed project to address existing conditions, potential constraints and opportunities related to cultural and historic resources within the project area. The analysis should include the records search of local databases as well as site reconnaissance as necessary to verify locations of cultural resources sites identified in the records research. If appropriate, the PEIR should identify requirements for when archaeological mitigation would be required. Although the draft MPU/NRMP will not result in direct impacts, the PEIR should discuss cumulative impacts relative to the loss of paleontological resources.

A Sacred Lands File Search should also be conducted by the Native American Heritage Commission for this project, as well as Native American consultation in accordance with Senate Bill 18.

HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan expose people or property to health hazards, including fire?

Issue 2: Would the proposed Master Plan Update and Natural Resource Management Plan create future risk of an explosion or the release of hazardous substance (including, but not limited to gas, oil, pesticides, chemicals, or radiation)? Would the proposed Master Plan expose people or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials?

Issue 3: Would the proposed Master Plan's uses be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 6596.25 and, as a result, create a significant hazard to the public or environment?

Fire hazards exist where highly flammable vegetation and/or litter is located adjacent to development. The PEIR should discuss the draft MPU/NRMP in terms of human/public safety as it relates to fire hazards within and adjacent to the plan boundaries.

Given that military uses have occurred within portions of the draft MPU/NRMP area, the PEIR should address the potential for unexploded ordnance (UXO) as defined by the U.S. Army Corps of Engineers (USACOE). As part of the environmental review process, steps are needed to disclose and address the safe removal, disposal, and/or remediation of unexploded ordnance materials. There are Federal and State requirements that are mandated to be incorporated into a project that may have these issues. The PEIR should include a general, qualitative evaluation of the potential presences of unexploded ordnance materials and the expected nature of these materials that may occur within the planning area.

The PEIR will include a qualitative description of potential hazards and hazardous materials issues that intersect or interface with the draft MPU/NRMP area. However, a quantified analysis based on Phase I site assessment would not be addressed in the PEIR. The PEIR should however provide recommendations for when future project would be required to conduct Phase I site assessments as part of subsequent environmental review under CEQA.

HYDROLOGY/WATER QUALITY

- Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in an increase in impervious surfaces and associated increased runoff? Would the proposed Master Plan Update and Natural Resource Management Plan result in a substantial alteration to on-and off-site drainage patterns due to changes runoff flow rates or volumes?**
- Issue 2: What modifications to the natural drainage system would be required for implementation of the proposed Master Plan Update and Natural Resource Management Plan? Would there be an effect on the drainage basins within the San Diego River watershed with implementation of the proposed Master Plan Update and Natural Resource Management Plan?**
- Issue 3: Would the proposal result in alterations to the course or flow of flood waters?**
- Issue 4: Would the proposed Master Plan create discharges into surface or ground water, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? Would there be increases in pollutant discharges including downstream sedimentation?**
- Issue 5; Would the proposed Master Plan Update and Natural Resource Management Plan, when considered in combination with past, current, and future projects in the affected watersheds, result in cumulative significant impacts on the hydrology and water quality?**

HYDROLOGY

Hydrology deals with the properties, distribution, and circulation of surface water, ground water, and atmospheric water. The quantity of water which flows in a creek or river is calculated based on historic climatic conditions combined with the watershed characteristics. The slope and shape of the watershed, soil properties, recharge area, and relief features are all watershed characteristics that influence the quantity of surface flows.

A technical study should be prepared for the PEIR to address the existing conditions, potential constraints and opportunities related to hydrology resources within the project study area. The study will be based on an existing inventory of hydrology resource information already assembled for the draft MPU/NRMP and other related documents.

WATER QUALITY

Water quality is affected by sedimentation caused by erosion, by runoff carrying contaminants, and by direct discharge of pollutants (point-source pollution). As land is developed, the impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point source pollution) into adjacent watersheds. Degradation of water quality could impact human health as well as wildlife systems. Sedimentation can cause impediments to stream flow. In addition, oxygen availability is affected by sedimentation, which can significantly influence aquatic and riparian habitats. Therefore, the PEIR should discuss how the draft MPU/NRMP could affect water quality within the project area and downstream.

A technical study should be prepared for the PEIR to address the existing conditions, potential constraints and opportunities related to water quality within the project study area. The study will be based on water quality information already assembled for the draft MPU/NRMP and other related documents.

GEOLOGY/SOILS

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan expose people or property to geologic hazards such as earthquakes, mudslides, liquefaction, ground failure, or similar hazards?

Issue 2: Would the proposed Master Plan Update and Natural Resource Management Plan increase the potential for erosion of soils on-or off-site?

The geologic and subsurface conditions in the proposed project area will be described in this section, along with existing topography, geology (surface and subsurface), tectonics and soil types. Possible impacts to the MPU/NRMP area from geologic hazards and unfavorable soil conditions also will be addressed. The constraint discussion should include issues such as the potential for liquefaction, slope instability, and rockfall hazards. Any need for blasting should also be identified, if such measures are anticipated. Any secondary issues due to soils/geology (e.g., excavation of unsuitable soils) should also be addressed.

The PEIR will include a qualitative description of potential geologic hazard issues that could be encountered within the MPU/NRMP area. However, a quantified analysis based on project level geotechnical analysis would not be addressed in the PEIR. The PEIR should however provide recommendations for when a future project would be required to conduct geotechnical assessments as part of subsequent environmental review under CEQA. This could be shown in table form in the PEIR and must reference the City's Seismic Safety study (1995).

PALEONTOLOGICAL RESOURCES

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in the loss of significant paleontological resources?

The PEIR should include a discussion of the potential for loss of sensitive paleontological resources in conjunction with the implementation of the draft MPU/NRMP. Although the MPU/NRMP will not result in direct impacts, the PEIR should discuss cumulative impacts relative to the loss of paleontological resources.

TRANSPORTATION/CIRCULATION/PARKING

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in an increase in projected traffic that is substantial in relation to the capacity of the existing and planned circulation system?

Issue 2: Would the proposed Master Plan Update and Natural Resource Management Plan create alterations to present circulation movements in the area including effects on existing public access points?

Issue 3: Would the proposed Master Plan Update and Natural Resource Management Plan impact the availability of parking?

Issue 4: Would the proposed Master Plan Update and Natural Resource Management Plan conflict with the adopted policies, plans or programs supporting alternative transportation modes (e.g. bus turnouts, trolley extensions, bicycle lanes, bicycle racks, etc.)?

The draft MPU/NRMP should include a traffic study to estimate the expected trips that could be generated based on the MPU boundaries and potential impacts on intersections, roadways, and freeways throughout the entire project area. The traffic study would be based on transportation and circulation information already assembled for the draft MPU/NRMP and other related documents and would form the basis of the impact analysis for this section of the draft PEIR. The study should identify traffic volumes and levels of service on existing adjacent roadways and at public access points and parking areas based on the City of San Diego standards and determine whether additional improvements are required. The traffic study and PEIR should include descriptions and applicable graphics of the existing transportation/circulation and parking conditions within the MPU/NRMP area.

PUBLIC SERVICES

Issue 1: Would the proposed Master Plan Update and Natural Resource Management Plan result in substantial adverse physical impacts associated with the provision 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 ratios, response times or other performance objectives for any of the public services?

The PEIR analysis of public facilities should determine if the draft Master Plan would result in impacts to fire, police, school, solid waste, or park services within the project area. The PEIR should describe the public services currently available and how they intersect or interface with the Regional Park.

PUBLIC UTILITIES

Issue 1: Would the proposed project result in the need for new systems or require substantial alterations to existing utilities including water infrastructure, wastewater infrastructure, storm water drainage, water conservation, energy or solid waste disposal, the construction of which would create a physical effect on the environment? These systems include communications systems, water, reclaimed water, sewer, storm water drainage and solid waste disposal.

The PEIR analysis of public facilities should determine if the draft Master Plan would result in impacts to Public Utilities including water, sewer, water conservation, and solar energy within the project area. This section shall discuss the existing public utilities that serve the Master Plan area and how they intersect or interface within the Regional Park. The EIR shall identify any conflicts with existing infrastructure, evaluate the need for upgrading infrastructure and/or demonstrate that facilities would have sufficient capacity to serve the needs of the project.

It may be necessary to prepare a sewer/water utility study that further describes the existing conditions within the Master Plan area. This information will assist staff in determining if proposed trail locations are in conflict with existing or future utility services. In addition, hydrology and water quality studies shall be prepared in accordance with City standards and include information regarding drainage patterns in the Master Plan areas and identify appropriate treatment Best Management Practices (BMPs) for future project projects implemented in accordance with the MPU and NRMP. These reports shall be included in the appendix to the EIR and incorporated into the EIR discussion.

I. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall describe the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance.

VII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In accordance with CEQA Section 15126.2(c), the PEIR must include a discussion of any significant irreversible environmental changes which would be caused by the proposed action should it be implemented. The PEIR should also address the use of nonrenewable resources associated with MPU/NRMP implementation. See CEQA Section 15127 for limitations on the requirements for this discussion.

VIII. GROWTH INDUCEMENT

Although implementation of the MPU/NRMP would not be considered growth inducing since the area is already predominantly undeveloped and additional development associated with the Community Plans and Precise Plan would do not identify the Plan area for development, the PEIR should address the potential for growth inducement. This section need not conclude that growth-inducing impacts, if any, are significant unless the project would induce substantial growth or concentration of population.

IX. CUMULATIVE IMPACTS

When the draft MPU/NRMP is considered with other past, present, and reasonably foreseeable projects in the City of San Diego and the communities of Tierrasanta, Navajo, East Elliot and Rancho Encantada, implementation could result in significant environmental changes which are individually limited but cumulatively considerable. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts should be discussed in a separate section of the PEIR.

Issue 1: What are the cumulative impacts of the proposed Master Plan Update and Natural Resource Management Plan in conjunction with other approved or proposed projects within the subregional area?

The PEIR should summarize the overall short-term and long-term impacts the draft MPU/NRMP could have in relation to other planned and proposed projects in the area defined above. Specifically, this section shall take into consideration projects such as, but not limited to the San Diego River Park Master Plan, Sycamore Landfill, and the Castlerock development, etc.

X. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the PEIR should include a brief discussion of issues areas that were not considered to be potentially significant. If these or other potentially significant issue

area arise during detailed environmental investigation of the project, however, consultation with this division is recommended to determine if these other issue areas need to be addressed in the PEIR. Additionally, as supplementary information is submitted, the PEIR may need to be expanded to include additional issue areas. Based on preliminary analysis, issue areas that were not considered to be potentially significant include: Agriculture, Mineral Resources, Noise and Utilities, but should be discussed briefly in the PEIR.

XI. ALTERNATIVES

The PEIR should analyze reasonable alternatives which avoid or mitigate the draft MPU/NRMP's significant environmental impacts. These alternatives should be identified and discussed in detail, and should address all significant impacts. The alternative's analysis should be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis should be a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reason for rejection should also be explained. Please note that these alternatives should address issues at a programmatic level and should not be developed to reduce or avoid impacts of a specific project or project-level concerns. At a minimum, the following two alternatives shall be considered:

A. The No Project Alternative

The No Project Alternative should discuss the existing conditions of the project site at the time the Notice of Preparation is published, as well as what would be reasonably expected to occur in the foreseeable future if the MPU/NRMP were not approved. For example, this alternative would assume conditions under the existing Master Plan for MTRP and as described in the existing community plans. This alternative should compare the environmental effects of the Master Plan boundaries remaining in its existing state (or in what would reasonably be expected to occur) against environmental effects that would occur if the Project were approved. Should the No Project Alternative prove to be the environmentally preferred alternative, then according to CEQA, another environmentally preferred alternative must be identified for the Project.

B. The Reduced Project Alternative

The Reduced Project Alternative should analyze implementing a MPU/NRMP with similar but reduced uses than what is described in the proposed Project. This alternative may or may or may not include community plan technical amendments, depending upon where the plan area modifications occur. As with the proposed Project, this alternative would be fully consistent with the Environmentally Sensitive Lands Regulations (ESL) including encroachment allowances permitted for steep slopes, wetlands, and sensitive biology, and consistent with the Historical Resources

Regulations for archaeological sites, without the need for deviations or variances in order for park projects to be implemented in the future. This alternative will consider the impacts of a reduced project which includes a land use plan and policies that reduce significant impacts for the same issue areas as analyzed for the Project at a programmatic level and should not be developed to reduce or avoid impacts of a specific project or project level concerns.

If through the environmental analysis process, other alternative become apparent which would mitigate potentially significant impacts; these must be discussed with environmental staff prior to including them in the EIR. It is important to emphasize that the alternatives section of the EIR should constitute a major part of the document. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternatives analysis.

XII. MITIGATION FRAMEWORK - MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

A Mitigation Framework should be clearly identified, discussed, and their effectiveness assessed in each issue section of the PEIR. The Mitigation Framework will be the basis for which for future projects implemented in accordance with the MPU and NRMP are evaluated or designed to assure compliance with goals, objective and policies contained within the planning documents. At a minimum, the Mitigation Framework should identify: 1) the City department or other entity responsible for implementing the program or monitoring its affects; 2) the monitoring and reporting schedule, and 3) the completion requirements. The Mitigation Framework shall also be contained (verbatim) as a separate chapter in the PEIR. Formatting of this section will be developed in consultation with the environmental analyst.

XIII. OTHER

The EIR shall include sections for references, individuals and agencies consulted, as well as a certification page. Appendices shall be included in the Table of Contents, but are bound under separate cover and/or will be included on a CD attached to the back page of the DEIR. In addition, other specific direction regarding formatting, content and processing of the DEIR will be provided by environmental staff prior to submittal of the first screencheck DEIR for internal staff review.