



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: 12/10/18 REPORT NO. HO-18-118

HEARING DATE: 12/19/18

SUBJECT: OAK PARK SITE DEVELOPMENT PERMIT. PROCESS THREE DECISION

PROJECT NUMBER: Project No. 598002

OWNER/APPLICANT: City of San Diego, Owner; and Urban Corps of San Diego/Ty Sterns, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a permit to allow wayfinding signs and trail improvements, including two multi-use bridges, and and ADA compliant loop trail along the Oak Park branch of Chollas Creek, and instillation of signs/ kiosks, and closing of unauthorized trails within the Mid-City/City Heights Community Planning Area?

#### Staff Recommendation:

1. Approve an application for Site Development Permit (SDP) No. 2219027;

Community Planning Group Recommendation: On August 7, 2018, the City Heights Area Planning Committee voted 11-0-5 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: The project is deemed Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land).

### BACKGROUND

The Oak Park project consists of park trail improvements and wayfinding (placement of signage), located along Chollas Creek from Sunshine Berardini Park along the Oak Park Branch of Chollas Creek to the intersection of Chollas Parkway and 54th Street. The project area is located within City-owned Open Space and right-of-way, within and adjacent to the Mid-City neighborhoods of Oak Park, Ridgeview, Webster, and City Heights. The project is in the Open Space Base Zone and Council Districts 4 & 9.

A portion of the project is also located within the Multi-Habitat Planning Area (MHPA) and within Environmentally Sensitive Lands (ESL) (biological resources).

The City of San Diego is undertaking the Chollas Creek Enhancement Program to create an open space system that lends identity to this area and provides a safe recreational and natural resource for the region. If approved, the project would be funded using a Transportation Planning Grant.

#### DISCUSSION

The Oak Park project proposes trail improvements which will be located along 2.1 miles of the existing multi-use Chollas Park Open Space trail. The improvements will include creating a six-foot wide trail from Mina Street and Salta Lane along Chollas Parkway, leveling and trimming vegetation along the four-foot wide trails, installing two multi-use (pedestrian and bicycle) bridges, installing twelve wayfinding signs, two interpretive signs at outlook points, four information kiosks, creating an Americans with Disabilities Act (ADA)-compliant loop trail at Isabel Street, and closing unauthorized social trails. The latter will be done by the way of "Brushing" trails with cut branches to make access more difficult, and by placing a sign on a post in the middle of the path stating "sensitive habitat, stay on trail" for environmentally sensitive areas.

One of the multi-use bridges will be located at Boyce Lane, and the other will be located south of the existing Fairmount Avenue vehicular bridge. The wayfinding signs will be installed either on existing sign posts, in disturbed habitat, on the edge of the trail, or within the disturbed footprint area of the Fairmount Avenue bridge. One of the lookout interpretive signs will be located along Chollas Parkway where the trail bends near the creek, and the other interpretive sign will be on the loop trail to be built at Isabel Street. The four kiosks will be placed in the public right of way at 54th Street, Euclid Avenue, 47th Street, and Sunshine Berardini Park.

#### CONCLUSION

City Staff have reviewed the proposed project and issues identified through the review process have been resolved in conformance with the regulations of the Land Development Code and City Council Policies. Staff has provided draft findings and permit conditions in support of this project and recommends approval of Site Development Permit No. 2219027.

#### ALTERNATIVES

1. Approve Site Development Permit (SDP) No. 2219027; with modifications.
2. Deny Site Development Permit (SDP) No. 2219027, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Golsa Soraya, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Project Plans



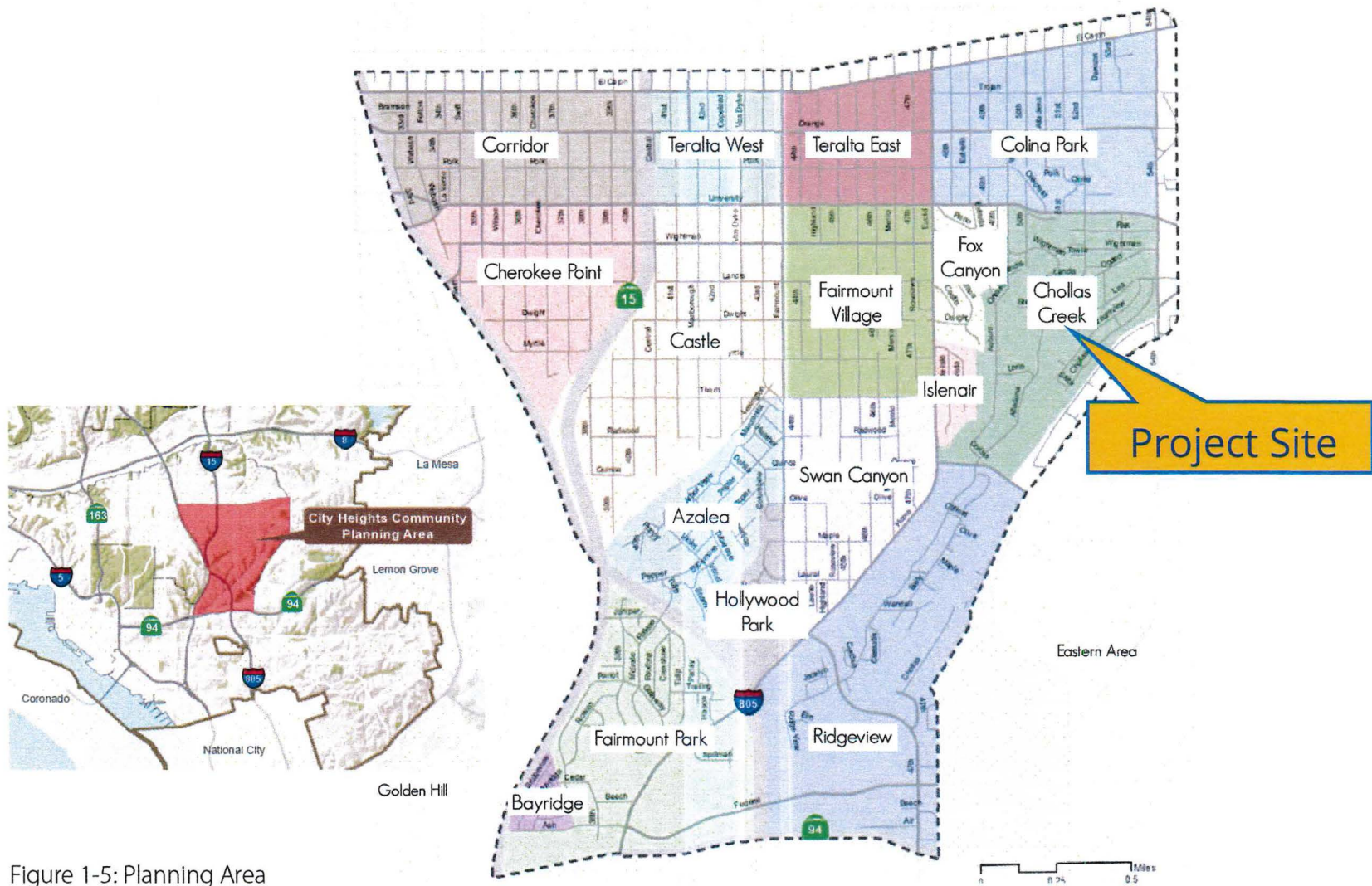
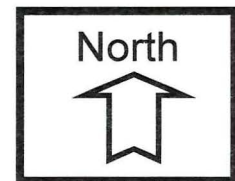
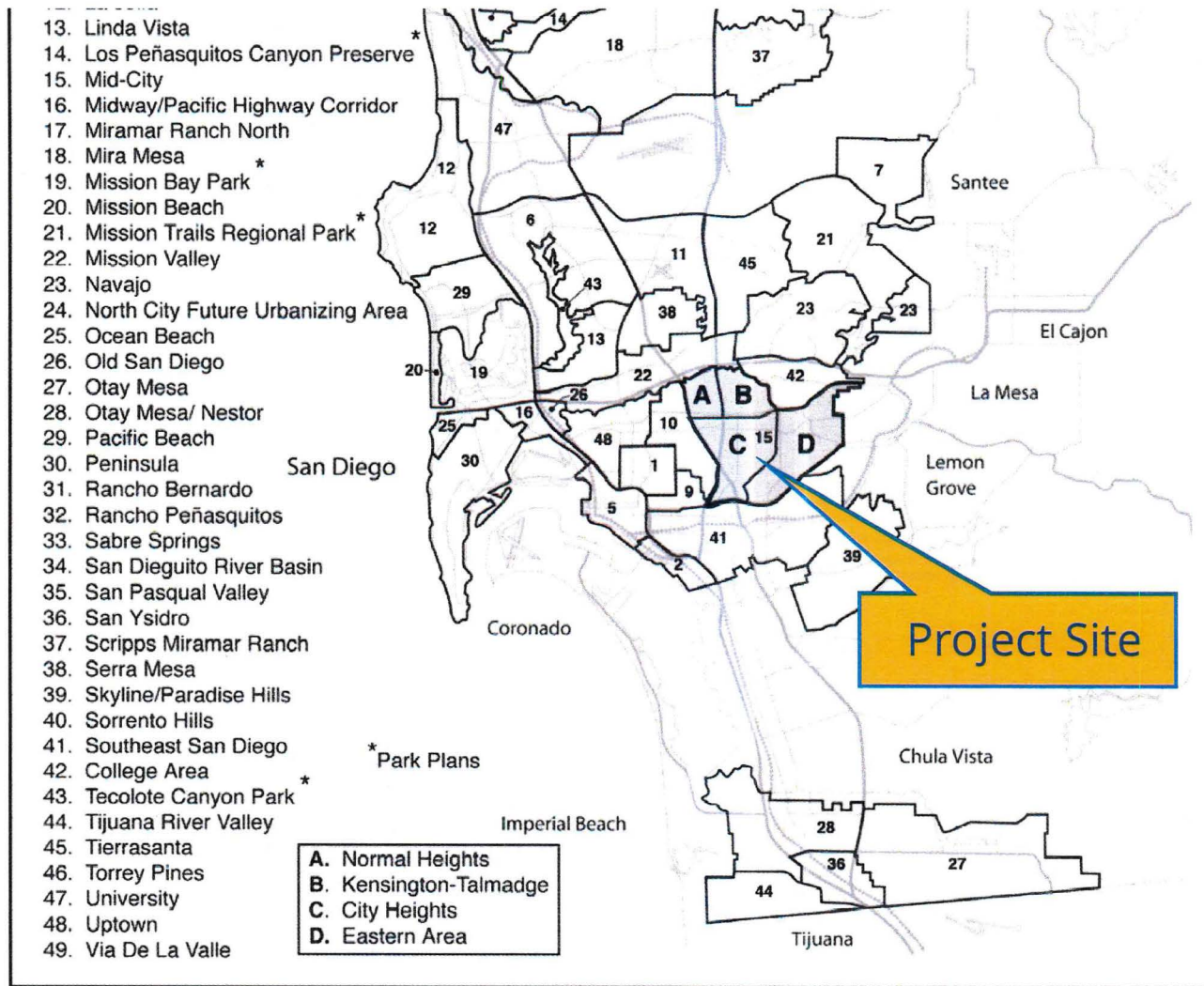


Figure 1-5: Planning Area



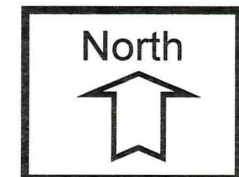
**Vicinity Map**  
OAK PARK / Chollas Creek  
 PROJECT NO. 598002



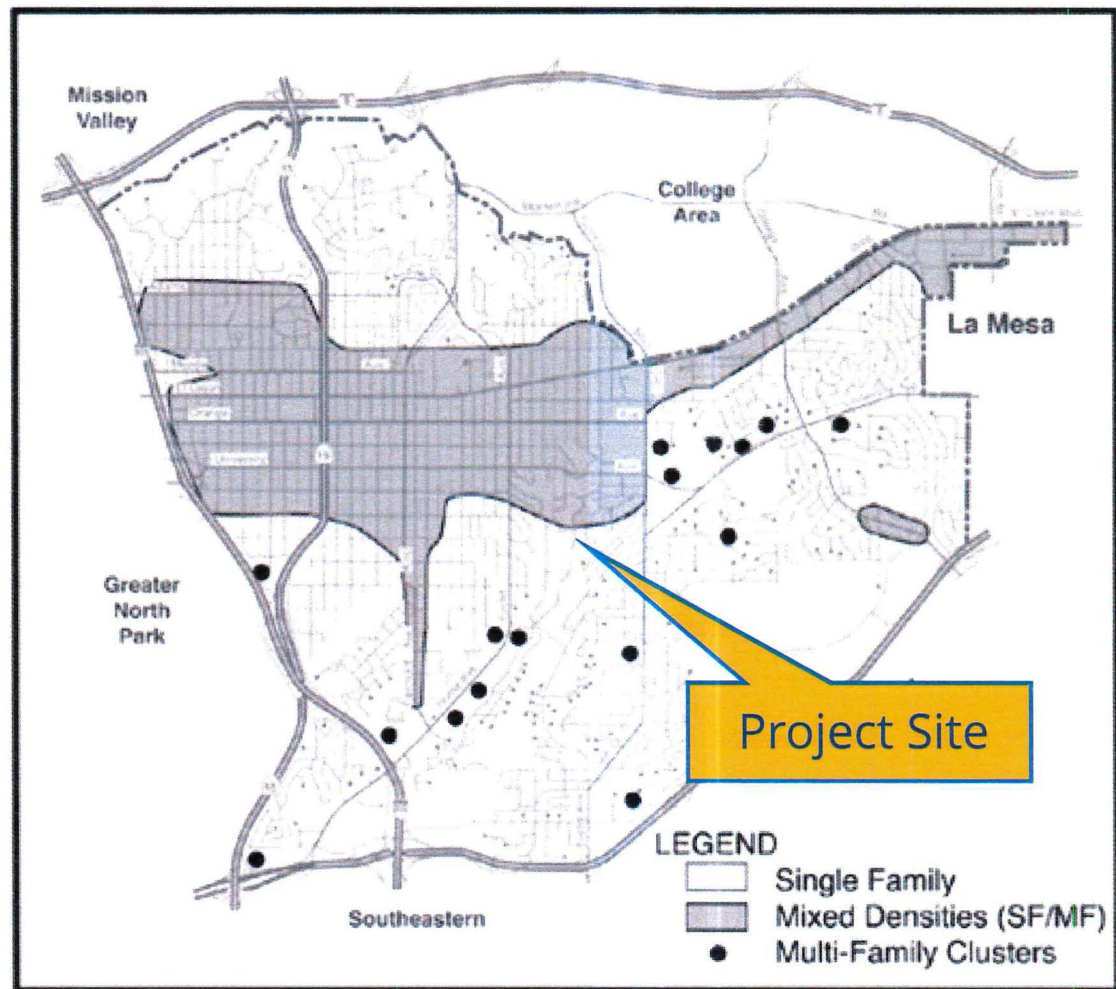


## Project Location Map

OAK PARK/ City Heights/ Mid City  
PROJECT NO. 598002

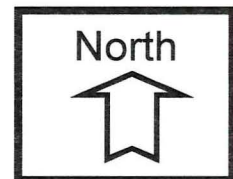




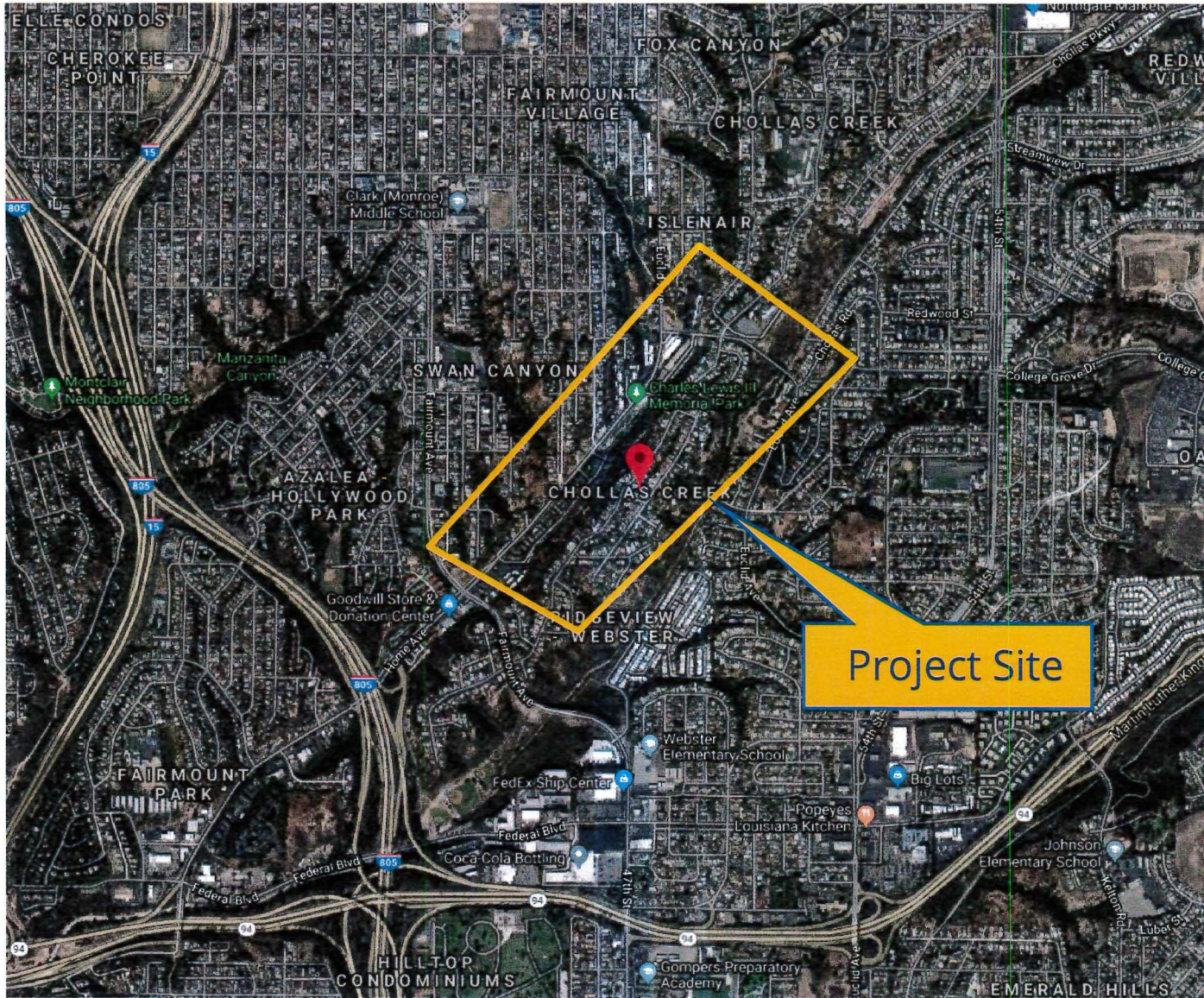


## Land Use Map

OAK PARK / Cholas Creek  
PROJECT NO. 598002

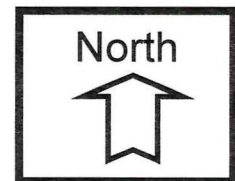






## Aerial Photo

OAK PARK/ Chollas creek  
PROJECT NO. 598002





HEARING OFFICER RESOLUTION NO. XXX  
SITE DEVELOPMENT PERMIT No. 2219027  
**OAK PARK PROJECT NO. 598002**

WHEREAS, CITY OF SAN DIEGO, OPEN SPACE DIVISION, Owner and URBAN CORPS OF SAN DIEGO COUNTY Permittee, filed an application with the City of San Diego for a Site Development Permit to improve existing trails, close unauthorized trails, trim vegetation and install wayfinding signs and four interpretative kiosks. The project also includes Americans with Disabilities Act (ADA) - compliant loop trail at Isabel Street and the installation of two multi-use (pedestrian and bicycle) bridges located along Chollas Creek from Sunshine Berardini Park along the Oak Park Branch of Chollas Creek to the intersection of Chollas Parkway and 54th Street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2219027);

WHEREAS, the project site is within City-owned Open Space and the public right-of-way, within and adjacent to the Mid-City Neighborhoods of Oak Park, Ridgeview, Webster, and City Heights;

WHEREAS, on October 31, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(Existing Facilities) and 15304 (Minor Alterations to Land); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 19, 2018, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2219027 pursuant to the Land Development Code of the City of San Diego;



BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2219027:

**SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE SECTION 126.0505**

**A. Findings for all Site Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan.** The project area is within the City Heights/Mid-City Community Plan and located within existing open space and public right-of way owned by the City of San Diego, with a land use designation of Open Space Parks and Preserve. The project is consistent with the goals of the City Heights/Mid-City Community Plan. The Plan recommend to “Create a system of linkages between Mid-City parks and open space.” (Mid-City Communities Plan page 39) and to “Provide a pedestrian and bicycle linkage from Chollas Park to the Mid-City athletic area and other parks via Chollas Creek.” (Mid-City Communities Plan page 50). The project entails enhancing the existing trails and installing two pedestrian bridges to keep hikers/bikers out of the sensitive Chollas Creek bed.

The project also supports the vision for the Chollas Creek area. According to the Chollas Creek Enhancement Plan – 2002 “Public Access”, Public access should be provided to the creek from every parcel of private development or every 200 feet. Public access points should include a path 10-feet wide with shade trees flanking the pathway, provide adequate signage and lighting, and contain any necessary amenities. This is intended to reduce the possibility of the trail being an isolated amenity in the community”. The project entails maintaining the natural areas in an undisturbed fashion, integrating open space, transforming the creek into useable areas for the community, and restoring channeled creeks to more natural and safe conditions (per Chollas Creek Enhancement Plan 2002). The project will have minimal impact on biological resources through the siting of the bridge. The two pedestrian bridges have been designed such that the existing elevations on both sides of Chollas Creek will be maintained. Footings will be installed on either side of the creek and no manufacturing of slopes will be required. Installation of an Americans with Disabilities Act (ADA) compliant trail, signage improvements and creating stable surfaces will all create usable community assets. Therefore, the proposed development will not adversely affect the applicable land use plan and community goals.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The primary purpose for the proposed trail improvements is to create a safe and enjoyable environment for the public while honoring and maintaining the values of the natural environment. The trail improvements are designed to make the existing trails safer by creating stable surfaces and keeping users in designated and maintained areas. An Americans with Disabilities Act (ADA)-compliant loop trail will be installed at Isabel Street which will create safe access opportunities for all users. In addition, two bridges will be installed to cross over the steep banks and cobble-bottomed Chollas Creek, as well as kiosks and other signs

(wayfinding), which will help the public with information, and guide users to stay on the trails. These wayfinding systems also contribute to a sense of well-being, safety, and security.

Best management practices (BMPs) during the construction of the pedestrian bridges will also be implemented to ensure that no fires are started from use of excavation equipment. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The proposed project complies with the Biology Guidelines and Steep Hillside Guidelines of the Land Development Code. Specifically, the impacts to Diegan Coastal Sage Scrub are 0.046-acres, which is under the 0.1-acre CEQA threshold for significance. Further, the impacts to steep hillsides have been focused in disturbed areas. Additionally, no deviations are proposed. Therefore, the proposed development complies with the regulations of the Land Development Code.

## **B. Supplemental Findings--Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The environmentally sensitive lands on the project site are in the form of sensitive habitats, namely Diegan Coastal Sage Scrub, and sensitive animal species, mainly California Gnatcatcher, Coastal Cactus Wren and the Orange-throated Whiptail. The impacts to these resources have been determined to be less than significant. The proposed project consists of trail improvements to an existing trail system. The trails will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA), except for the 6-foot wide section from Mina Street to Salta Lane. There are two proposed bridges that will impact environmentally sensitive lands, but these bridges have been designed to minimize direct impacts to environmentally sensitive lands. Specifically, all impacts will occur outside of wetlands. The upland impacts are to 0.046 acres of Diegan Coastal Sage Scrub, which is under the CEQA threshold for significance. No mitigation is required for the loss of Coastal Sage; however, the temporary impacts will be revegetated prior to project completion through planting of container stock and/or hand broadcasting of seed. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The two pedestrian bridges have been designed such that the existing elevations on both sides of Chollas Creek will be maintained. Footings will be installed on either side of the creek, and the bridge will span the creek and its associated riparian habitat. There are no manufactured slopes in the



project, and hence no changes to existing geological and erosional forces. In addition, bridge will be made of non-flammable materials, thus minimizing any fire hazards. This is a trail improvement project that does not require brush management. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The proposed project is to enhance an existing trail system, close unauthorized social trails and provide signage. The trails will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA), except for the 6-foot wide section from Mina Street to Salta Lane. The two proposed bridges have been designed to minimize direct impacts to environmentally sensitive lands. Specifically, the impacts are to 0.046 acres of Diegan Coastal Sage Scrub and are under the CEQA threshold for significance; temporarily impacted areas of Diegan Coastal Sage Scrub will be revegetated with container stock and/or hand-broadcasting of seed. The development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** Although the project is determined to be exempt from CEQA, however, the 0.036-acre area of temporary impacts will be revegetated by means of planting container stock and/or hand-spreading native seed. The project is trail improvements along existing trails; hence, no new walls or fences are required, but signs and kiosks will be placed to ensure/ direct users to stay on designated trails.

The project will be required to comply with MSCP Subarea Plan and with MSCP Land Use Adjacency Guidelines (LUAG). Portions of the project area are within and adjacent to MHPA lands. These standard requirements have been incorporated into the construction plans of the project. For example: All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740. No chemicals will be used during the trail improvements and all vegetation will be removed by hand.

All requirements are shown as actual specifications on the construction plans "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." With regards to drainage, there are no new parking lots, nor any paved areas that would drain into the MHPA.

The project is a trail improvement project proposed along an existing trail system within City-owned Open Space. Trails are a permitted use within the MSCP Subarea. The trails will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA), except for the 6-foot

wide section from Mina Street to Salta Lane. Impacts to the MHPA lands are less than significant and have been minimized by positioning signs, bridges and kiosks in areas that are already disturbed. Therefore, the project is consistent with the MSCP Subarea Plan.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The proposed project is a trail improvement project located east of Interstate 805 along Chollas Creek, approximately four miles from a public beach. As such, it will not contribute to the erosion of public beaches or adversely impact the local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** Impacts to Diegan Coastal Sage Scrub are under the CEQA threshold for significance (< 0.1-acre). As such, no mitigation is required. However, temporarily impacted areas of Diegan Coastal Sage Scrub will be revegetated with container stock and/or hand-broadcasting of seed. The project is categorically exempt from the California Environmental Quality Act and mitigation is not required.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2219027 is hereby GRANTED by the Hearing Officer to the City of San Diego Open Space Division, Owner and the Urban Corps of San Diego County, Permittee in the form of, exhibits, terms and conditions as set forth in Permit No. 2219027, a copy of which is attached hereto and made a part hereof.

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Golsa Soraya  
Development Project Manager  
Development Services

Adopted on: 12/19/18  
IO#: 24007782 Fund No. 200459



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24007782

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2219027  
**OAK PARK TRAIL IMPROVEMENTS PROJECT NO. 598002**  
HEARING OFFICER

This Site Development Permit (SDP) No. 2219027 is granted by the Hearing Officer of the City of San Diego to City of San Diego, Open Space Division, Parks and Recreation, Owner, and Urban Corps of San Diego County, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The project is along 2.1-miles of existing multi-use Chollas Park Open Space trail located along Chollas Creek from Sunshine Berardini Park along the Oak Park Branch of Chollas Creek to the intersection of Chollas Parkway and 54th Street. The project area is within City-owned Open Space and the public right-of-way, within and adjacent to the Mid-City Neighborhoods of Oak Park, Ridgeview, Webster, and City Heights Community Planning areas. The project is also located within the Multiple Habitat Planning Area (MHPA) and the Open Space Base Zone. Council Districts 4 & 9.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to improve existing trails, close unauthorized trails, trim vegetation and install wayfinding signs and four interpretative kiosks. The project also includes an Americans with Disabilities Act (ADA)-compliant loop trail at Isabel Street and the installation of two multi-use (pedestrian and bicycle) bridges as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 23, 2018, on file in the Development Services Department.

The project shall include:

- a) 2.1-miles of trail improvements creating consistent 4-foot wide and 6-foot wide trails to provide smoother surfaces for biking and walking. The 6-foot wide trail shall be from Mina Street and Salta Lane along Chollas Parkway. The trimming of vegetation will be along the 4-foot wide portion of the trail (the trail will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA)).

- b) Four kiosks that will be placed in the public right of way at 54th Street, Euclid Avenue, 47th Street, and Sunshine Berardini Park;
- c) An ADA-compliant loop trail (to include compacted and stabilized decomposed granite) at Isabel Street, and
- d) Close unauthorized social trails; and
- e) Installation of two multi-use (pedestrian and bicycle) bridges, 12 wayfinding signs, and two interpretive signs at outlook points.

**STANDARD REQUIREMENTS:**

This permit must be utilized within 3 years (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 4, 2022.

1. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but



not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permittee is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

9. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

**ENGINEERING REQUIREMENTS:**

10. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

11. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

12. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on 12/19/18 and Resolution Number XXXX



**ATTACHMENT 5**

Site Development Permit No. 598002  
Date of Approval: December 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Golsa Soraya  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

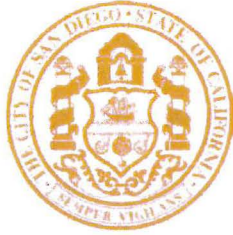
**Urban Corps of San Diego County**  
Permittee

By \_\_\_\_\_  
Ty Sterns, ASL  
Landscape Architect, Design Build  
Manager

**City of San Diego - Open Space Division**  
Owner

By \_\_\_\_\_  
Jeannette DeAngelis  
Deputy Director  
Open Space Division  
Parks and Recreation

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



**Date of Notice:** October 31, 2018

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Oak Park Branch Site Development Permit / Project No. 598002

**COMMUNITY PLAN AREA:** Mid City: City Heights

**COUNCIL DISTRICT:** 9 (Gómez)

**LOCATION:** The project is located along Chollas Creek from Sunshine Berardini Park along the Oak Park Branch of Chollas Creek to the intersection of Chollas Parkway and 54<sup>th</sup> Street. The project area is located within City-owned Open Space and right-of-way in and adjacent to the Mid-City neighborhoods of Oak Park, Ridgeview, Webster, and City Heights.

**PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT AND RIGHT OF ENTRY PERMIT** for the Oak Park Trail Improvement Project, located along 2.1 miles of the existing multi-use Chollas Park Open Space trail. The project consists of making improvements to the existing trail through an Active Transportation Planning grant. The improvements will include creating a 6-foot wide trail from Mina Street and Salta Lane along Chollas Parkway, leveling and trimming vegetation along the 4-foot wide trails, installing two multi-use (pedestrian and bicycle) bridges, installing 12 wayfinding signs, installing two interpretive signs at outlook points, installing four information kiosks, creating an ADA-compliant loop trail at Isabel Street, and closing unauthorized social trails. The trail will remain four feet wide wherever it is currently four feet wide, including all areas designated as Multi-Habitat Planning Area (MHPA), except for the 6-foot wide section from Mina Street to Salta Lane where a trail is not currently defined but is landscaped with wood chips.

One of the multi-use bridges will be located at Boyce Lane, and the other will be located south of the existing Fairmount Avenue vehicular bridge. The wayfinding signs will be installed either on existing sign posts, in disturbed habitat, on the edge of the trail, or within the disturbance footprint of the Fairmount Avenue bridge footing. One of the lookout interpretive signs will be along Chollas Parkway where the trail bends near the creek, and the other interpretive sign will be on the loop trail to be built at Isabel Street. The four kiosks will be placed at 54<sup>th</sup> Street, Euclid Avenue, 47<sup>th</sup> Street, and Sunshine Berardini Park. All vegetation trimming will be done by hand with non-mechanical hand tools.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use, and Section 15304 (Minor Alterations to Land), which allows for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees. The project does not trigger any of the exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 as no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**CITY CONTACT:** Golsa Soraya, Development Project Manager II  
**MAILING ADDRESS:** 1222 First Avenue, MS 301  
San Diego, CA 92101  
**PHONE NUMBER:** 619-446-5236

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On October 31, 2018, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal CEQA determination to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (**November 15, 2018**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

Cc: Councilmember Gómez, District 9  
City Heights Area Planning Committee Chair

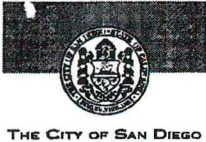
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**POSTED: 10/31/2018**

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**POSTED: E. Pascual**





City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Oak Park Branch SDP		<b>Project Number:</b> 598002	<b>Distribution Date:</b> 04/03/2018
<b>Project Scope/Location:</b> MID-CITY: CITY HEIGHTS: I.O. No. 24007782 - Public Project - Process 3 - Site Development Permit - Improvement and enhancements to 2.1 miles of an existing 4'-0" side multi-use trail. Project includes two multi-use (pedestrian and cycling) bridges, 12 wayfinding signs, 4 info kiosks, and an ADA compliant loop trail. Project is located within MHPA and ESL for sensitive biological resources. Open Space Base Zone and Council District 6.			
<b>Applicant Name:</b> Ty Stearns		<b>Applicant Phone Number:</b> <del>(656) 349-1250</del> 858-235-6884	
<b>Project Manager:</b> Golsa Soraya	<b>Phone Number:</b> (619) 446-5236	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> GSoraya@SanDiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 11	<b>Members No</b> 5	<b>Members Abstain</b> 1 + CNU
<input type="checkbox"/> <b>Vote to Approve</b> <b>With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve</b> <b>With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> Russ Connolly		<b>TITLE:</b> Chair	
<b>SIGNATURE:</b> <i>[Signature]</i>		<b>DATE:</b> 08-07-2018	
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			