City of San Diego
Development Services
Advance Planning & Engineering Division
(619) 446-5460

FINAL ENVIRONMENTAL IMPACT REPORT

Project No. 121886
SCH No. 2009041036

SUBJECT: The **SAN DIEGO RIVER PARK MASTER PLAN (SDRPMP) (Master Plan)** is a planning document designed to guide future development along a 17.5–mile stretch of the San Diego River (River). The Master Plan's guidance is implemented through its Design Guidelines and Recommendations to address the long-term development along the River. Design Guidelines include site planning and architectural elements that would be specific to two distinct planning areas within the project area, or "Master Plan Study Area", called the River Corridor Area (RCA) and the River Influence Area (RIA). The RCA consists of the 100-year floodway along both sides of the River, plus a 35-foot path corridor on each side. The RIA consists of the first 200 feet adjacent to the RCA also on both sides of the River. A majority of the proposed Master Plan facilities include the River Pathway, trails, picnic areas, and scenic overlooks within a River Park, which would be developed within the RCA and RIA.

The Recommendations describe specific strategies for achieving the intent of the Master Plan. Recommendations include both general recommendations for the Master Plan Study Area as well as specific "Reach Recommendations" that relate to the different geographic conditions or reaches of the River. Implementation of the general and specific Reach Recommendations would be through approval of "subsequent development projects" in accordance with the Master Plan. These projects would be subject to discretionary review by the City of San Diego when the application is submitted for a building permit, grading permit, or other authorization by a private applicant or from another City department, as well as subsequent project-level environmental review per the California Environmental Quality Act (CEQA) when applications to construct projects are submitted to the City.

The Master Plan also includes a set of Principles, which describe the intent and role of the River Park in the City and in the region. For the purposes of CEQA, these Principles are the objectives of the proposed PROJECT since they are the guiding ideas against which future design and implementation decisions would be measured. The Principles are:

- Restore and maintain a healthy river system;
- Unify fragmented lands and habitats;
- Create a connected continuum, with a sequence of unique places and experiences;

- Reveal the river valley history; and
- Reorient development toward the River to create value and opportunities for people to embrace the River.

Lastly, implementation of the Master Plan would require amendments to sections of the San Diego Municipal Code, including the Mission Valley Planned District Ordinance, the Navajo Community Plan Implementation Overlay Zone (also known as CPIOZ), and the Mission Trails Design District Ordinance. Amendments are also required for the community plans of Mission Valley, Tierrasanta, East Elliot, and Navajo (Community Plan Amendments). All amendments would include identifying the Master Plan as the guiding policy document for development within and adjacent to the River, and amending existing policy language to reflect the policies of the Master Plan. The project in and of itself is not included on any Government Code listing of hazardous waste sites.

Update 04/01/2013:

Revisions have been made to the Final Environmental Impact Report (EIR) which are shown in a strikeout and <u>underline</u> format and address comments received during public review. In accordance with California Environmental Quality Act (CEQA) Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.

CONCLUSIONS:

Based on the analysis conducted for the project described in the subject block above, the City has prepared the following Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision-makers and the public of the significant environmental effects that could result if the Master Plan is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121). As further described in the attached EIR, the City has determined that the project would have a significant environmental effect in the following areas(s): **Land Use (direct), Air Quality (direct), Biological Resources (direct), Transportation/Circulation (direct/cumulative), Historical Resources – Archaeology (direct/cumulative), Hydrology/Water Quality (direct/cumulative), Geology/Soils (direct/cumulative), Paleontological Resources (direct/cumulative), Public Services, Human Health/Public Safety/Hazardous Materials (direct/cumulative), Greenhouse Gas Emissions/Climate Change (direct/cumulative), and Public Utilities (direct/cumulative).**

In and of itself, the Master Plan does not incorporate policies that would actually cause a physical change in the environment; however, if approved, future development proposals would be regulated by its contents and future development would be shaped accordingly. Thus, implementation of the Master Plan could indirectly lead to physical changes in the environment. This determination was

made not because the Master Plan policies themselves are considered harmful to the environment, but because there is uncertainty related to future implementation of the Master Plan. Since the degree of impact and applicability, feasibility, and success of mitigation framework measures cannot be adequately known for each future specific development project at the program-level of analysis, the PEIR concludes that the full impacts of any future specific development project under the Master Plan can only be determined at the project-level of analysis.

The attached Environmental Impact Report and Technical Appendices documents the reasons to support the above Determination.

MITIGATION, MONITORING AND REPORTING PROGRAM:

A series of mitigation measures are identified within each issue area discussion in the PEIR to reduce environmental impacts. The mitigation measures are fully contained in Chapter 12 of the PEIR.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS

Based on the requirement that alternatives reduce significant impacts associated with the proposed project, the PEIR considers the following Project Alternatives which are further detailed in the Executive Summary and Chapter 11 of the EIR:

1. No Project/Development under Existing Regulations Alternative
2. Reduced Project Alternative

Under CEQA Guideline Section 15126.6(e)(2), if the No Project Alternative is the environmentally superior alternative, the EIR must also identify which of the other alternatives is environmentally superior. The EIR identified the No Project/Development under Existing Regulations Alternative as the environmentally superior alternative. However, the No Project Alternative fails to meet the objectives of the Master Plan and therefore, Reduced Project Alternative would be the environmentally superior alternative because it would meet the Master Plan objectives while further reducing the biological, historical, and paleontological resources impacts when compared to the Master Plan.

PUBLIC REVIEW DISTRIBUTION:

Individuals, organizations, and agencies that received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency is provided below. Copies of the Draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Advanced Planning & Engineering Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the Draft Program Environmental Impact Report (PEIR). No response is necessary and the letters are attached at the end of the PEIR.

(X) Comments addressing the accuracy or completeness of the Draft Program Environmental Impact Report (PEIR) were received during the public input period. The letters and responses are located immediately after the Table of Contents.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department

November 6, 2012
Date of Draft Report

April 1, 2013
Date of Final Report

Analyst: Myra Herrmann

DISTRIBUTION OF DRAFT ENVIRONMENTAL IMPACT REPORT:

Copies of the Draft EIR were distributed to the following individuals, organizations, and agencies:

U.S. Government
Environmental Planning Division Naval Facilities (12)
Army Corps of Engineers (16 & 26)
Environmental Protection Agency (19)
U. S. Fish and Wildlife Service (23)
Department of Agriculture – Natural Resources Conservation Services (25)
Ms. Sheila Donovan, Naval Facilities Engineering Command, Southwest Division (8A)

State of California
State Clearinghouse (46A)
Department of Fish and Game (32)
Regional Water Quality Control Board, Region 9 (44)
Caltrans Planning, District 11 (31)
Natural Resources Agency (43)
Native American Heritage Commission (56)
California Air Resources Board (49)
Cal Recycle (35)
California Environmental Protection Agency (37A)
Highway Patrol (58)
California Energy Commission – Eileen Allen (59)
Public Utilities Commission

County of San Diego
Air Pollution Control District (65)
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)
Council President Tony Young, District 4
Councilmember Lightner, District 1
Council President Pro Tem Faulconer, District 2
Councilmember Gloria, District 3
Councilmember DeMaio, District 5
Councilmember Zapf, District 6
Councilmember Emerald, District 7
Council President Alvarez, District 8
Office of the City Attorney – Shannon Thomas (MS 59)

Development Services Department
- Myra Herrmann
- Gary Geiler
- Robin Shifflet
- Brian Schoenfisch
- Cecilia Gallardo
- Cathy Winterrowd
- Jeff Harkness
- Kristen Forburger
- Tom Tomlinson – Facilities Financing (445A)
- Dan Monroe

Public Works Department - Engineering and Capital Projects
- Kerry Santoro (MS 908A)
- Brad Johnson (MS 908A)

Transportation & Storm Water Department
- Drew Kleis (MS 190)
- Daniel Lottermoser (MS 44)
- Anne Jarque (MS 44)

Public Utilities Department
- Anne Sasaki (MS 901)
- Mehdi Rastakhiz (86A)
- Leonard Wilson (86B)
- Nicole McGinnis (MS 906)
- Keli Balo (MS 901A)
- Dirk Smith (MS 901A)

Fire and Life Safety (79)

Library Department – Government Documents (81)
- Linda Vista Branch Library (81M)
- Mission Valley Branch Library (81R)
- Ocean Beach Branch Library (81V)
- San Carlos Branch Library (81DD)
- Serra Mesa Branch Library (81GG)
- Tierrasanta Branch Library (81II)

Park & Recreation Board (83)

Real Estate Assets Department (85)

Historical Resources Board (87)

Park and Recreation – Open Space Division (89)
- Chris Zirkle – (MS 5A)
- Paul Kilburg (MS 5A)

Lisa Wood - Environmental Services Department (93A)

Wetland Advisory Board (91A/MS 908A)

Community Forest Advisory Board (90)

Other Groups and/or Individuals

City of Santee (104)
San Diego Association of Governments (108)
San Diego Transit (112)
San Diego Gas & Electric (381)
MTDB (115)
San Diego Unified School District (125)
San Diego City Schools (132)
San Diego Community College District (133)
The Beach and Bay Beacon News (137)
Union-Tribune City Desk (140)
San Diego Chamber of Commerce (157)
Building Industry Federation (158)
CONVIS (159)
Back County against Dumps (162)
San Diego River Park Foundation (163)
Sierra Club, San Diego Chapter (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
San Diego River Conservancy (168)
Environmental Heath Coalition (169)
California Native Plant Society (170)
San Diego Coast & Baykeeper (173)
Ellen Bauder (175)
Citizen's Coordinate for Century III (179)
EC Allison Research Center (181)
Endangered Habitats League (182)
League of Women Voters (192)
Community Planners Committee (194)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
Frank Brown (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution – Public Notice Only (225A-S)
Barona Group of Capitan Grande Band of Mission Indians
Campo Band of Mission Indians
Ewiiaapaayp Band of Mission Indians
Inaja Band of Mission Indians
Jamul Indian Village
La Posta Band of Mission Indians
Manzanita Band of Mission Indians
Sycuan Band of Mission Indians
Viejas Group of Capitan Grande Band of Mission Indians
Mesa Grande Band of Mission Indians
San Pasqual Band of Mission Indians
Ipai Nation of Santa Ysabel
La Jolla Band of Mission Indians
Pala Band of Mission Indians
Pauma Band of Mission Indians
Pechanga Band of Mission Indians
Rincon Band of Luiseno Indians
San Luis Rey Band of Luiseno Indians
Los Coyotes Band of Mission Indians
North Bay Community Planning Group (307)
Mission Bay Park Committee (318A)
Save Everyone's Access (321)
Mission Bay Lessees (323)
Mission Beach Precise Planning Board (325)
Mission Beach Town Council (326)
Mission Valley Center Association (328)
Mission Valley Community Council (328C)
Friends of Mission Valley Preserve (330B)
Mission Valley Planning Group (331)
Mr. Gene Kemp – General Manager Fashion Valley Mall (332)
Ms. Lynne Mulholland (333)
River Valley Preservation Project (334)
Friends of Adobe Falls (335)
Navajo Community Planners, Inc. (336)
San Carlos Area Council (338)
Mission Trails Regional Park Foundation (341)
Ocean Beach Planning Board (367)
Ocean Beach Town Council (367A)
Ocean Beach Main Street Association (367B)
Old Town Community Planning Committee (368)
Old Town Chamber of Commerce (369)
Presidio Park Council (370)
Tierrasanta Community Council (462/464)
Murphy Canyon Community Council (463)
East Elliot Planning Advisory Committee (466)

Christina Willis, Ecology and Environment, Inc.
Allen Jones, H.G. Fenton Company
Arnold Veldkamp, J.J.B. Land Company, L.P.
Bruce McIntire, Helix Environmental
Lee Sherwood, RECON
Philip Erdelsky
Brittany Ruggles
John Pilch
Jay Wilson
Scott Dion
Bud Schumacher
Dorothy Leonard
Stacy Hudson
Doug Wescott
Ted Griswold
Betty Torre
Monica Fuentes
Hank Hoxie
Marla Bell
Jon Major
Jessica Audino
George Murphy
Karen Ruggles
Nancy Taylor
R.F. Cater
Rob Hutsel
Judy Swink
Dirk Stahl
Alan Hunter
George Paige
Michael LaBarre
Rita Bartel
Donna Rudick
Tom Kearney
Michael Stonehouse
Alina Aguilar
David Ruyle
Mary Frederickson
Marco Sessa
Pat Grant
Mike Mellon
Dennis Shelly
Roger Utt
Robert Osmers
Dale Peterson
Don Ayles

Peggy MacAthur
Mary Thom
Randy Dolph
Marilyn Reed
Stephen Haase
Kevin Mallory
Kathy Keehan
Matt Adams, Grantville Stakeholders Committee
Daniel Smith
Jacob Schwartz, Urban Housing Partners
Michael Stonehouse
Martin S. Flores, Rick Engineering Company
Daniel Smith
Eric Armstrong
Gary Straum
Susan Shean
James Harry, ICF Jones & Stokes (Project Consultant)
Todd Mead, Civitas (Project Manager)
Michael Hansen, Sheppard, Mullin, Richter & Hampton, LLC

Letters of Comment and Responses

This section of the Final Program Environmental Impact Report (PEIR) presents copies of comments on the Draft PEIR received in written form during the public review period, and it provides the City of San Diego's responses to those comments. Each comment letter is lettered and the issues within each comment letter are bracketed and numbered. Comment letters are followed by responses, which are numbered to correspond with the bracketed comment letters.

The City's responses to comments on the Draft PEIR represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Under the California Environmental Quality Act (CEQA) Guidelines, the City is not required to respond to all comments on the Draft PEIR, but only those comments that raise environmental issues. See State CEQA Guidelines Section 15088, subdivision (a). Case law under CEQA recognizes that the City need only provide responses to comments that are commensurate in detail with the comments themselves. In the case of specific comments, the City has responded with specific analysis and detail; in the case of a general comment, the reader is referred to a related response to a specific comment, if applicable. The absence of a specific response to every comment does not violate CEQA if the response would merely repeat other responses.

List of Agencies and Individuals that Commented on the Draft PEIR

This section contains all written comments received during the public comment period as well as responses to these comments. Table 1 provides and index to commenters and comment letters.

Table 1. Commenters and Comment Letters

Document Letter	Organization/Commenter	Page Number
Comment Letter A	State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, Scott Morgan	RTC-3
Comment Letter B	California Department of Fish and Game, Edmund Pert	RTC-4
Comment Letter C	California Coastal Commission, Alexander Llerandi	RTC-12
Comment Letter D	California Department of Transportation, District 11, Jacob M. Armstrong	RTC-17
Comment Letter E	Native American Heritage Commission, Dave Singleton	RTC-19
Comment Letter F	State of California Public Utilities Commission, Ken Chiang	RTC-26
Comment Letter G	San Diego Association of Governments, Susan Baldwin	RTC-28
Comment Letter H	Rincon Band of Luiseño Indians, Rose Duro	RTC-32
Comment Letter I	San Diego Presidio Park Council, D. Seán Cárdenas	RTC-33
Comment Letter J	San Diego County Archaeological Society, Inc., James W. Royle, Jr.	RTC-34
Comment Letter K	H. G. Fenton Company, John La Raia	RTC-35
Comment Letter L	JJB Land Company L.P., Arnold Veldkamp	RTC-40
Comment Letter M	Ann Sullivan	RTC-68
Comment Letter N	Bruce Robertson, Eucalyptus Hills Landowners Association	RTC-69
Comment Letter O	Cyndi Denny, Lakeside Frontier Riders	RTC-70
Comment Letter P	Janis Shackelford	RTC-71
Comment Letter Q	Karen Ensall, Lakeside River Conservancy	RTC-72
Comment Letter R	Lisa Whitebread	RTC-73
Comment Letter S	Pam Wilmers	RTC-74
Comment Letter T	Sharon Heineke	RTC-75
Comment Letter U	Dottie Surdie, Mission Valley Planning Group	RTC-76
Comment Letter V	Citizens Coordinate for Century Three (C3), Mildred N. C. Love	RTC-77
Comment Letter W	County of San Diego Department of Parks and Recreation, Brian Albright	RTC-79

Comment Letter A

COMMENTS

COMMENT LETTER A

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

December 21, 2012

Myra Herrmann
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: San Diego River Park Master Plan
SCH#: 2009041036

Dear Myra Herrmann:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on December 20, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

A-1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

RESPONSES

A-1 Comment acknowledged. Please note that comment letters were received directly from the Native American Heritage Commission, Department of Fish and Game), Department of Transportation, Public Utilities Commission, and Coastal Commission before the close of public review. All letters and City responses follow this item along with both SCH letters.

In addition, subsequent to distribution of the Draft PEIR and end of public review, the California Department of Fish and Game (CDFG) changed its name to the California Department of Fish and Wildlife (CDFW). Any reference throughout the Draft and Final PEIR to CDFG shall be interpreted as being the same as CDFW.

Comment Letter B

COMMENTS

COMMENT LETTER B

State of California -The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
http://www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

December 20, 2012

Ms. Myra Herrmann
Environmental Planner
City of San Diego Development Services Center
Planning Division
1222 First Avenue, MS 501
San Diego, CA 92101

Subject: Comments on the Draft Program Environmental Impact Report for the San Diego River Park Master Plan, City of San Diego, San Diego County, California (Project No. 121886; SCH No. 2009041036)

Dear Ms. Herrmann:

The Department of Fish and Game (Department) has reviewed the above-referenced draft Program Environmental Impact Report (dPEIR), dated November 6, 2012. The comments provided herein are based on information provided in the dPEIR and associated documents, our knowledge of sensitive and declining vegetation communities in the County of San Diego, and our participation in regional conservation planning efforts. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act [CEQA] Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code §2050 et seq.) and Fish and Game Code section 1600 et seq. The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The San Diego River Park Master Plan (SDRPMP; Master Plan) is a planning document designed to guide future development along a 17.5-mile stretch of the San Diego River (River). The objectives of the SDRPMP include: restore and maintain a healthy river system, unify fragmented lands and habitats, create a connected continuum with a sequence of unique places and experiences, reveal the river valley history, and reorient development toward the River to create value and opportunities for people to embrace the River. The objectives would be accomplished by implementing both the general recommendations and the specific "Reach Recommendations" through the approval of subsequent development projects. These projects would be subject to discretionary review by the City of San Diego when an application is submitted for a building permit, grading permit, or other authorization by a private applicant or from another City department. Subsequent project-level environmental review per the CEQA would be undertaken when applications to construct projects are submitted to the City. Implementation of the Master Plan would require amendments to the San Diego Municipal Code including the Mission Valley Planned District Ordinance, the Navajo Community Plan Implementation Overlay Zone and the Mission Trails Design District Ordinance. Amendments would also be required for the community plans of Mission Valley, Tierrasanta, East Elliot, and Navajo.

Conserving California's Wildlife Since 1870

RESPONSES

Subsequent to distribution of the Draft PEIR and end of public review, the California Department of Fish and Game (CDFG) changed its name to the California Department of Fish and Wildlife (CDFW). Any reference throughout the Draft and Final PEIR to CDFG shall be interpreted as being the same as CDFW.

COMMENTS

Ms. Myra Herrmann
December 20, 2012
Page 2 of 6

COMMENT LETTER B

Although the Department did not provide comments on the Notice of Preparation of the dPEIR for the SDRPMP (April 6, 2009), the City was made aware of many of our concerns with the Master Plan during a January 4, 2010 meeting, and during more recent meetings for projects located adjacent to the River. Although the City had indicated (confirmed via email from Robin Shifflet dated February 19, 2010) that the City would meet with the Wildlife Agencies (jointly, the Department and the U.S. Fish and Wildlife Service) as the SDRPMP moves forward, this Master Plan has now been released into public review without any further input from the Wildlife Agencies. Therefore, many of our concerns were not addressed and are discussed below. We offer our recommendations and comments to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with the City's MSCP obligations.

1. To date, a Natural Resource Management Plan (NRMP) for the San Diego River has not been completed. The Department awarded the City a Local Assistance Grant (Contract # P0150007) in the amount of $101,475.64 in 2002 to fund the preparation of the San Diego River NRMP. Local Assistance Grants (LAGs) are awarded by the Department on a competitive basis to address "urgent implementation issues" of NCCPs, such as the City's MSCP. The Department received and commented on a draft of the NRMP in February 2004, but the plan was not finalized. When awarding the grant, the Department obviously expected that the City would move forward with finalizing and ultimately adhering to conditions which would be established in the NRMP. The biological issues of concern as defined within the LAG scope of work are as applicable today as they were when the draft NRMP was initiated in 2002. More recently, it has been stated that the City no longer intends to complete the NRMP, and part of the reasoning was that much of the land along the River is privately owned. The Department contends that current and future proposed private development projects along the River are a primary factor for which a NRMP is needed. It would provide the assurances and project consistency needed for MSCP implementation. In its absence, the MSCP lacks a collective, balanced approach to conservation objectives for the River and instead falls back on project-by-project analysis. —B-1

The purpose of NRMPs is to ensure the implementation of the management goals and objectives of the MSCP SAP's Framework Management Plan. A critical component of NRMPs is the inclusion of area specific management directives (ASMDs) for those species requiring them as an MSCP 'Condition of Coverage', and occurring within the area of a given NRMP. Within the San Diego River Park plan area, these species could include (but are not limited to): Orcutt's brodiaea (*Brodiaea orcuttii*), southwestern pond turtle (*Clemmys marmorata pallida*), orange-throated whiptail (*Cnemidophorus hyperythrus beldingii*), white-faced ibis (*Plegadis chihi*), Cooper's hawk (*Accipiter cooperii*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and tricolored blackbird (*Agelaius tricolor*).

ASMDs as defined in the MSCP are to provide specific direction and requirements for future projects and/or activities to ensure protection of the species in question. They are not simply 'Adjacency Guidelines'. In effect, the ASMDs provide a more comprehensive level of assurance to perform necessary actions and/or establish requirements (beyond the Framework Management Plan) to protect the species covered under the NCCP Permit. In one sense, the ASMDs further demonstrate the permittee's commitment to ensure species protection. In reviewing and approving the ASMDs (or the umbrella NRMP), the Wildlife Agencies concur that if the ASMDs are followed, the species will remain adequately protected. Importantly, this should remove potential conflicts between the City, Wildlife Agencies, and applicants on a project-by-project basis, which is a major goal of a NCCP.

RESPONSES

B-1 Natural Resource Management Plan

Completion of the draft Natural Resource Management Plan (NRMP) is beyond the scope of the San Diego River Park Master Plan (SDRPMP) and was not intended to be a companion document to the SDRPMP. The City Park and Recreation Department, Open Space Division is the entity responsible for preparing NRMP's and has provided the following information regarding the draft NRMP process.

A draft version of the San Diego River NRMP was completed in May 2006. The Park and Recreation Department Open Space Division has prioritized sites for development of Area Specific Management Directives (ASMDs)/NRMPs: the City-owned portions of the River Corridor are ranked as our third priority plan following five plans that are currently in process. The NRMP prioritization list does not include timelines due to lack of control over the length of the public input, wildlife agency review, and City approval processes.

Projects that implement the SDRPMP would be subject to further environmental review. As part of the project-specific biological technical reports, ASMDs for MSCP covered species would be implemented as part of the project design or project-specific Mitigation Monitoring and Reporting Programs. Species-specific ASMDs are disclosed in project biological technical reports and future environmental documents. It is understood that ASMDs are not simply "Adjacency Guidelines" but are specific measures for each species that should be incorporated into projects to ensure the long-term protection of MSCP covered species. Therefore, ASMDs for MSCP covered species would be implemented on the project level.

COMMENTS

Ms. Myra Herrmann
December 20, 2012
Page 3 of 6

COMMENT LETTER B

As no NRMP for the River has been completed, the Department has no assurance that the protection and management for these species within the San Diego River is adequate to ensure species persistence and MSCP coverage. In its current form, the SDRPMP also does not provide these assurances. The Department is concerned that moving forward with this Master Plan (SDRPMP), without having an NRMP (and ASMDs) in place, could jeopardize the biological resources of the River. Furthermore, once the SDRPMP is completed it is difficult to foresee the City working to complete a NRMP, and as a result it becomes likely the City and Wildlife Agencies will be in continuous conflict over projects along the River. Considering the amount of time and funding already committed to the San Diego River NRMP and its importance to the implementation of the MSCP SAP, the Department strongly recommends that the City complete and implement the NRMP (and ASMDs) concurrent with the SDRPMP. Our recommendation additionally fulfills the broad goals that CEQA encourages with respect to program-level environmental review. B-1 Cont.

2. The Department has repeatedly stressed the importance of providing an adequate wetland buffer to the San Diego River at both the project level (Shawnee/CG7600 Master Plan, Grantville Redevelopment Project, Grantville Master Plan) and our comments on the draft San Diego River NRMP (February, 2004). Riparian buffers are crucial for the protection of riparian habitat and species in urban areas. It is unclear why an alternative to provide a minimum wetland buffer width in the SDRPMP was considered but rejected. The dPEIR (Section 11.1.2) states:

"*Under this alternative, language would be added to the Master Plan to establish minimum buffer widths from wetlands or waters of the United States within the Master Plan Study Area that are under the jurisdiction of the USACE or the CDFG. This alternative was rejected because it is the responsibility of the USACE and CDFG to determine buffer widths for individual projects in accordance with the CWA and CCR Section 1600 guidance regarding the functions of jurisdictional wetlands or Waters of the United States. It is therefore unnecessary for the City to establish buffer widths in the Master Plan because protection of resources from indirect effects through buffers is already provided by the CWA and CCR.*"

The final CEQA document should clarify how the Clean Water Act and the California Code of Regulations provide wetland buffers. Additionally, please note that the Department's section 1600 guidance does not equate to conditions for coverage for species, or replace the need for ASMDs, under the MSCP. B-2

The City's Biology Guidelines (August, 2004; Section II.A.1) state "Wetland buffers should be provided at a minimum 100 feet wide adjacent to all identified wetlands." Therefore, a 100-foot minimum buffer, measured from the outside edge of the riparian habitat, would be appropriate to include in the SDRPMP. In addition to the Biology Guidelines, the City's Environmentally Sensitive Land Regulations (June, 2012; Section143.0141 [b]: Wetland Regulations) require project applicants to consult with Wildlife Agencies prior to public hearing for any project with adverse impacts to wetlands and listed species habitat to solicit input on impact avoidance, minimization, mitigation, and buffer requirements. Mitigation Measure Bio-4 should be modified to reflect this requirement. Although the Department may recommend a buffer greater than 100 feet for more sensitive areas along the River, we believe that 100 feet is a reasonable minimum for this 17.5-mile stretch of the River. Providing a wetland buffer is also important to ensure that MSCP conditions of coverage for least Bell's vireo are being met. The San Diego River population of least Bell's vireo (Endangered Species Act and CESA-listed as endangered, MSCP covered) is recognized as a major population within the MSCP plan area (MSCP 1995

RESPONSES

B-2 The Biology Guidelines and Environmental Sensitive Lands (ESL) regulation have been amended, and future projects that implement the SDRPMP would be subject to compliance with the Land Development Code ESL Regulations Amended April 23, 2012, by Resolution No. R-307376. ESL regulations in the Biology Guidelines Section II. A (b) & (c) are not subject to change with the adoption of this policy document. Therefore, the ESL Regulation states that a 100-foot buffer is required within the Coastal Zone and any reduction to this 100-foot buffer would require concurrence from the Wildlife Agencies (WAs). Outside the Coastal Zone, ESL states: "A wetland buffer shall be maintained around all wetlands as appropriate to protect the functions and values of the wetland. Section 320.4(b)(2) of the U.S. Army Corps of Engineers General Regulatory Policies (33CFR 320-330) list criteria for consideration when evaluating wetland functions and values. These include wildlife habitat (spawning, nesting, rearing, and foraging), food chain productivity, water quality, ground water recharge, and areas for the protection from storm and floodwaters."

Compliance with a regulation is not considered mitigation under CEQA.

COMMENTS

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and 1996 Species Evaluations). Surveys on the San Diego River conducted during 2011 detected 67 territorial male least Bell's vireo, 42 confirmed pairs, and 5 transient individuals (Kus and Lynn 2011[1]). As a condition of coverage for least Bell's vireo for the MSCP SAP, ASMDs are to include measures to provide for appropriate successional habitat, upland buffers for all known populations (emphasis added), cowbird control, and specific measures to protect against detrimental edge effects to the species. The Department recommends that the SDRPMP be modified to include a minimum 100-foot wetland buffer in order to comply with the Biology Guidelines and the MSCP conditions of coverage for least Bell's vireo. The buffer should be designed to allow no active uses, best management practices, or brush management, and be adequately fenced with signs discouraging trespass. Trails within the buffer should be kept to a minimum and any redundant trails should be closed and restored to native habitat. Any buffer areas not already within the Multi-Habitat Planning Area (MHPA) should be added to it and managed accordingly. B-2 Cont.

3. The Reduced Project Alternative analyzed in the dPEIR would incorporate the following changes as compared to the Master Plan (dPEIR Section 11.3: Reduced Project Alternative):
   a. The River Pathway would be located adjacent to the River Influence Area farthest from sensitive biological resources, and be a maximum of 4-feet wide.
   b. Use of lighting in the path corridor near riparian areas would be avoided.
   c. The pathway would be designed to avoid important cultural resources.
   d. The number of recreational elements along the River would be limited if biological resources are identified at the project level and the River Pathway would be limited to one side of the River if impacts to sensitive biological resources can be reduced.
   e. Porous concrete would be used for the entire River Pathway.

   B-3

This alternative would also eliminate active recreational uses (dPEIR Section 11.3.1: Air Quality/Odor) and increase the amount of preserved native vegetation (dPEIR Section 11.3.1: Biological Resources) within the park. The Reduced Project Alternative is recognized as the environmentally superior alternative because it would meet the Master Plan objectives while substantially reducing the biological, historical, and paleontological resource impacts when compared to the Master Plan. The Department agrees that the Reduced Project Alternative would substantially reduce impacts to biological resources and urges the City to pursue the Reduced Project Alternative rather than the proposed Master Plan. The Department has expressed that we consider a 14-foot wide River Pathway on both sides of the River to be both excessive and redundant. The Reduced Project Alternative would alleviate this concern.

4. The dPEIR (Section 5.1) concludes that the SDRPMP is consistent with MSCP SAP although Table 5.1-6 only analyzes certain sections of the SAP. The table should be expanded to analyze consistency with each General Management Directive (MSCP SAP Section 1.5.2), any relevant Specific Management Policies and Directives (e.g., MSCP SAP B-4

[1] Kus, B. E., and L. Suellen. 2011. Distribution, Abundance, and Breeding Activities of the Least Bell's Vireo along the San Diego River, California. 2011 Annual Data Summary. Prepared for the ~~San~~ Diego River Conservancy.

RESPONSES

B-3 Comment acknowledged. This comment restates the Reduced Project Alternative from the PEIR and provides a statement regarding CDFG project preference. No response is required.

B-4 The City disagrees that additional analysis of general management directives is required as requested in the comment. As shown in Table 5.1-6 of the PEIR the analysis includes a consistency analysis of the proposed project with the Subarea Plan. Based on this analysis it was determined that implementation of Reach Recommendations within the RIA would result in construction of facilities within the MHPA and therefore potentially require an MHPA Boundary Line Adjustment. This would be a significant impact. Mitigation for this impact is identified in Section 5.1 of the PEIR Providing additional consistency analysis with other management directives as suggested in the comment would not result in the alteration of any conclusions or to the mitigation framework identified in the PEIR.

Ms. Myra Herrmann
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COMMENT LETTER B

Section 1.5.6), and the MHPA Guidelines for the Eastern Area and Urban Area (MSCP SAP Sections 1.2.2 and 1.2.3). The relevant MSCP SAP directives, policies, and guidelines from the above mentioned sections should also be discussed in the SDRPMP. Also, as discussed in Comment 1 above, absent the incorporation of ASMDs which have been reviewed and approved by the Wildlife Agencies, and the absence of intent on the part of the City to complete a NRMP and ASMDs to ensure the SDRPMP will guide activities and development consistent with the obligations of the MSCP, the Department believes that the current SDRPMP is not consistent with the goals, objectives, and requirements of the MSCP. B-4 Cont.

5. One of the recommendations for the "Confluence Reach" of the River (SDRPMP Section 3.2.3, page 74) is to pursue a connection for the River Pathway through the State Ecological Reserve owned and managed by the Department. Making this connection is not feasible due to the topography, hydrology, and the importance of the biological resources in the Reserve. The Department is also concerned that if the River Pathway essentially "dead ends" on each side of the Reserve the increased need for management due to encroachment into the Reserve will be overwhelming. Therefore, the Department recommends that the City look into alternative pathway connections that avoid this portion of the River. B-5

6. The MSCP SAP does not provide take for non-MSCP Covered Species. The Department has repeatedly offered recommended language to be included in a general bird mitigation measure that would avoid or minimize potential direct/indirect impacts to avian nests or eggs. We recommend that mitigation measure Bio-2 be modified to reflect our suggested language. The language can be found in our December 17, 2012 comment letter on the draft Environmental Impact Report for the Metropolitan Airpark Project (Comment 19(c); Project No. 208889, SCH No. 2010071054) or by contacting the Department using the contact information provided below. B-6

7. The Department was not party to the decision and injunction associated with the vernal pool litigation and the City's relinquishment of federal coverage for the seven vernal pool species identified under the injunction. The Department therefore still considers these species to be MSCP Covered Species. The final PEIR should be modified to reflect this. B-7

8. Accompanying the mitigation measure that requires directing structure lighting away from the MHPA (Section 12.1, LU-1), we additionally recommend that non-reflective glass be used on the exterior of the buildings for the purpose to reduce the potential of avian collisions. In addition, we suggest that building windows be treated to prevent indoor light from shining through them to minimize the potential for disorientation. These measures should be incorporated into the final PEIR. B-8

9. Although references are provided throughout the dPEIR to discourage use of chain-link fence along the river corridor area, there are instances where this type of fencing may be appropriate depending on the proximity of development to the corridor. This is intended to address recurring problems for domestic animals entering environmentally sensitive habitat or addressing anthropogenic related impacts such as homeless encampments. We suggest that mitigation measure BIO-2 include this as a supplemental directive under the fencing options. B-9

B-5 Section 3.2.3 Confluence Reach

The Master Plan states "Within this reach, east of Interstate 15 on the south side of the river, is a large undeveloped parcel owned by the California Department of Fish and Game (CDFG). This parcel was owned by Caltrans, but was deeded over to the CDFG during expansion of Interstate 805. The site is a State Ecological Reserve and is open for public use during the daylight hours for hiking on existing trails and fishing from certain areas." Through community workshops the community stated the desire for a continuous path along the river to provide access and passive recreation. From this Principle #3 was written, stating "Create a connected continuum, with a sequence of unique places and experiences." The Master Plan goes on to recommend that there should be coordination with CDFG for river pathway connection and that any trails should be designed with safety, stewardship, and litter prevention.

The following change has been made to Recommendation A for the Confluence Reach in the Master Plan:

A. Pursue a class I path along Rancho Mission Road and Ward Road and coordinate with the California Department of Fish and Game for a river pathway connection on ~~their land along~~ the south side of the river just east of Interstate 15. <u>If a pathway connection cannot be provided alternative connections will be considered.</u> Ensure that trails are designed with safety in mind, and to encourage stewardship and litter prevention.

Figure 3-6 in Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

B-6 The City of San Diego's General Nesting Bird Mitigation covers potential impacts on "native wildlife nursery sites" listed under CEQA—Appendix G, IV. Biological Resources, Item d. The City of San Diego does not have the jurisdiction to enforce the federal Migratory Bird Treaty Act (MBTA) or California Code of Regulations Section 3503, which protect migratory and nesting birds; however, the mitigation measure may help accomplish

some or all of the goals in these laws.

If any raptors or nesting birds are detected in the vicinity of a project, all requirements as outlined in the Mitigation Framework under Land Use in accordance with the MSCP Subarea Plan and Biology Guidelines would be implemented for that particular species (i.e., 900-foot restrictions from any nesting northern harriers within the MHPA, etc.), including requirements for any additional consultations with CDFG and or USFWS per the City's MSCP Implementing Agreement. In addition, with regard to bird protection, for future projects implemented in accordance with the Master Plan that require a discretionary permit, the City includes as a condition of project approvals that the applicant(s) shall adhere to all state and federal laws including the federal MBTA and the California Fish and Game Code and in particular, Section 3503.

B-7 Section 5.4 of the PEIR has been revised to state: "The seven vernal pool species are considered MSCP covered by the California Department of Fish and Game (CDFG)"

B-8 The Design Guidelines already include guidance on Building Transparency (page 140) and Building Reflectivity (page 141). However, the Master Plan has been revised as follows:

4.4.3.3 Building Transparency

A. Commercial and Mixed Use Zones: At least 50 percent of the ground floor building façade (between finish grade and the full height of the first floor) to be transparent. A minimum of 25 percent of each floor above the ground floor shall be transparent. Transparency such as: glass windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.

B. Industrial Zones: At least 15 percent of the total façade must be transparent, such as: glass windows, display windows, or windows affording views into customer services, office, gallery, cafes, lobby space or pedestrian entrances.

4.4.3.4 Building Reflectivity

All building façades that face the River Corridor Area or face a street that is parallel to the River Corridor Area should

incorporate non-reflective glazing types of materials to reduce the visible light reflectivity. ~~to be limited to glass and other materials with a visible light reflectivity of no greater than 10 percent.~~

Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

B-9 Section 4.3.4.6 of the Design Guidelines state that fences can be used in the River Corridor area to protect habitat and historical resources. Fences should preserve views, discourage passage, allow for wildlife movement and flood issues. Peeler log fencing is recommended to meet all of these goals. Chain link fencing does not meet all of these goals, but chain link fencing is allowed in the MHPA. In response to public comments, the City has made the following change to the language in the Master Plan:

> Fencing in the River Corridor between the river pathway should only be provided to protect sensitive habitat and historic resources, while allowing for wildlife movement. To provide a consistent park identity and to blend with the natural environment fencing should:
>
> - A minimum of five feet from the River Pathway or trails and follow the natural grade.
> - A maximum of 42 inches in height.
> - Fence rails to be horizontal.
> - Fence to be a minimum of 75% open.
> - Materials such as wood peeler log fencing or steel/steel cables.
>
> Fencing in the River Corridor between the River Pathway and the River Influence Area should meet the Design Guidelines of Section 4.4.4.2.

The Executive Summary, Chapter 3, and Section 5.4 of the PEIR have been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

COMMENTS

Ms. Myra Herrmann
December 20, 2012
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COMMENT LETTER B

10. Table 9-1 (dPEIR Section 9.1: Cumulative Impact Assessment and Methodology) includes the Town and Country Resort Hotel Restoration/Grading project. The determination on the significance of impacts by resource issue area cites only indirect impacts to biological resources from that project. We do not concur with that conclusion based on the biological resource analysis that accompanied the City's mitigated negative declaration for that project. The Department provided comments during the prior CEQA public comment period, in which we expressed concerns with the placement of the public trail within the MHPA and lack for the project to providing an adequate biological buffer to the San Diego River. The Department expressed similar concerns during the public comment period for development design for the Shawnee CG 7600 project (also listed in Table 9-1). The conclusion provided within the analysis under Section 9.3.4, cites that "at a cumulative level there would be less-than significant biological resources impacts." Based on the project designs that the City elected to carry forward, we question the conclusion reached in this cumulative analysis. Neither of the aforementioned projects thoroughly considered the biological evidence nor incorporated the biological standards provided in the MSCP SAP or Environmentally Sensitive Lands Regulations for addressing biological resources concerns associated with the San Diego River. B-10

11. Table 5.4-2 of the dPEIR should be modified to accurately reflect least Bell's vireo status as a CESA-listed endangered species. B-11

We appreciate the opportunity to comment on the dPEIR. Questions regarding this letter and further coordination on these issues should be directed to David Mayer at (858) 467-4234.

Sincerely,

Edmund Pert
Regional Manager
South Coast Region

cc: Kyle Dutro, David Mayer, California Department of Fish and Game, San Diego
Brenda Johnson, Helen Birss, California Department of Fish and Game, Sacramento
Karen Goebel, David Zoutendyk, U.S. Fish and Wildlife Service, Carlsbad

RESPONSES

B-10 This comment addresses two project-specific measures and not the adequacy of the SDRPMP policy document PEIR. The Town and County Project was revised to remove a recreation easement for construction of a future natural trail to be both outside the MHPA and wetland buffer. In addition, the Shawnee Project sustains a wetland buffer ranging between 50 and 181 feet. The project was further redesigned to incorporate a passive part that provides a setback of approximately 400 feet from wetland to hardscape development. Both projects provided individual biological technical reports prepared by qualified biologists and were determined to result in no net loss of adjacent wetland functions and values. Therefore, no cumulative impacts would result with the SDRMP because all project-specific development would be subject to existing laws, regulations, and the MSCP Subarea Plan.

B-11 Table 5.4-2 of the PEIR has been revised as noted.

Comment Letter C

COMMENTS

COMMENT LETTER C

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., *Governor*

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

December 18, 2012

Myra Herrman
1222 1st Avenue
MS501
San Diego, CA 92101

Re: Commission comments in San Diego River Park Master Plan Draft Environmental Impact Report

Dear Ms. Herrman:

Commission staff appreciates the opportunity to review and provide comments on the above-referenced environmental document.

On November 8, 2012, Commission staff received a copy of the Draft Environmental Impact Report ("DEIR") for the San Diego River Park Master Plan ("SDRPMP"), with a request for any questions or comments staff may have. Upon reviewing the DEIR, Commission staff has composed the following questions and comments regarding the project:

1. The SDRPMP calls for the installation of kiosks, estuary overlook platforms, interpretive signs, shade structures, and lighting at various points along the public river pathway as it follows the course of the San Diego River. As the river channel is home to numerous sensitive habitats and species, the amount, siting, and design of any development within the river corridor should be mitigated so as to remove or limit impacts as much as possible. For example, visual resources should be protected so as to not block public views or install development out of character with the surrounding environment. Lighting should be the bare minimum necessary to meet public safety needs and shielded in such a way as to avoid light from spilling into surrounding habitat. Siting should occur outside of sensitive habitat, and any landscaping should incorporate native, non-invasive, drought-resistant plants that are compatible with the river environment. — C-1
2. The siting of any new or improved public river pathways should be outside of the 100-year flood channel and sensitive habitat. The pathway should also be designed to as to avoid runoff from flowing into surrounding habitat, and instead flow into proper, permanent BMPs for capture and treatment. — C-2
3. The SDRMP makes mention of an interpretive center possibly being sited along the river within Mission Bay Park, east of SeaWorld. Upon questioning, City staff stated that an interpretive center was authorized by the Mission Bay Park Master — C-3

RESPONSES

C-1 Comments acknowledged.

Potential impacts on the biological resources noted in the comment are addressed in the PEIR. As discussed in Section 5.4, "Biological Resources," of the PEIR:, "structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Construction of these facilities and the associated potential for decreased species is considered a potentially significant impact. To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the RCA/RIA, all subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2002). The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species, as noted in Section 5.4.2, "Existing Conditions," above, shall be recorded and presented in a biological resources report. Based on available habitat within the RCA/RIA, focused presence/absence surveys shall be conducted in accordance with the biology guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the ESA, MBTA, Bald and Golden Eagle Protection Act, CESA, MSCP Subarea Plan, and ESL Regulations."

The visual resources noted in the comment are also addressed in the PEIR. As discussed in Section 5.2, "Visual Effects and Neighborhood Character," the addition of the Master Plan Reach Recommendations would not contribute to any changes in land use or involve construction of any large structures that would

change the visual character of the predominantly built out areas within the portion of the River covered by the Master Plan, and the RIA Design Guidelines are intended to benefit the visual character of development near the RCA. Therefore, impacts would be less than significant.

Comments on lighting are addressed in the PEIR. As discussed in Section 5.4, "Biological Resources," of the PEIR, to reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the RCA/RIA, all future projects implemented within and outside of the RCA and RIA in association with Reach Recommendations and Design Guidelines shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines. Measures to be incorporated into project-level construction activities to address wildlife movement prior to issuance of any grading permits shall include the requirement that all lighting along the River Pathway shall be shielded and directed away from sensitive areas. As discussed in Section 5.1, Land Use, of the PEIR, mitigation framework LU-1 requires that for all projects adjacent to or within the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of any authorization to proceed, the following shall occur: Lighting shall be directed away from the MHPA, and shielded if necessary, and a note shall be included on the plans to the satisfaction of the Environmental Designee. As discussed in Section 5.2, Visual Effects and Neighborhood Character, the Master Plan includes the Design Guidelines related to lighting intended to ensure that Master Plan facilities proposed with the RCA are designed to minimize impacts on the visual character of the area or on any particular views: Chapter 4.3.4.1 – River Pathway Lighting: Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations)….The overall conceptual approach to illuminating the River Corridor Area would be to balance safety and security with nighttime

visibility and function through light color selection and reduction of glare.

Comments on invasive species are addressed in the PEIR. As discussed in Section 5.4, "Biological Resources," of the PEIR, one goal of the Master Plan is to remove exotic, invasive species from the RCA/RIA. In addition, the MHPA Land Use Adjacency Guidelines require that no invasive nonnative plant species be introduced into areas adjacent to the MHPA. Because future development under the Master Plan and implementation of the Reach Recommendations would be discretionary and would require subsequent CEQA review and compliance with all City regulations, codes, etc., it is not anticipated that implementation of the Master Plan would result in the introduction of invasive species of plants into the RCA/RIA.

C-2 Comment acknowledged.

The location and ultimate design of new pathways will be based on results of biological, archaeological, and hydrological studies in accordance with City Engineering standards and applicable ESL Regulations in order to avoid and or reduce potential impacts from future project implementation. In addition, PEIR Section 5.7, "Hydrology/Water Quality," of the PEIR further states that implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant construction and operational impacts on hydrology, water quality, and the course and flow of floodwaters; and requires that future projects incorporate applicable measures that meet City Engineering standards to prevent flooding or runoff into special flood hazard or biologically sensitive areas in accordance with the City's ESL Regulations.

C-3 Mission Bay Interpretive Center

The interpretive center noted in the Mission Bay Master Plan is recommended to be located in the Northern Wildlife Preserve (see pages 99–100 of the Mission Bay Master Plan). This location is not adjacent to the San Diego River Park area, but was noted at a community workshop by a community member as being important to Mission Bay. This was then added as a recommendation to the Master Plan under recommendation E for the Estuary Reach, as follows:

E. <u>Investigate options through a feasibility study to provide a river and estuary outdoor interpretive center along the</u>

north side of the river. ~~Support a river and estuary interpretive center in the Northern Wildlife Preserve of Mission Bay Park according to the recommendations of the Mission Bay Park Master Plan.~~

Figure 3-4 of Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

COMMENT LETTER C

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Plan, and that in any case the currently targeted site was well east of Mission Bay Park, within Mission Valley. Upon review of the Mission Bay Park Master Plan, Commission staff was unable to find reference or authorization for an interpretive center. Could City staff please supply the provisions authorizing the interpretive center, and please confirm the site that is currently proposed for an interpretive center or similar development? C-3 Cont.

Thank you again for the opportunity to provide review and comment on the proposed project. If you have any questions or require further clarification, please do not hesitate to contact me at the above office.

Sincerely,

Alexander Llerandi
Coastal Program Analyst

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Comment Letter D

COMMENTS

COMMENT LETTER D

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN, Jr., Governor

DEPARTMENT OF TRANSPORTATION
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Flex your power!
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December 12, 2012

11-SD-8
PM VAR
San Diego River Park
DEIR

Ms. Myra Herrmann
City of San Diego
1222 1st Avenue, MS 501
San Diego, California 92101

Dear Ms. Herrmann:

The California Department of Transportation (Caltrans) has reviewed the Draft Program Environmental Impact Report (DEIR), dated October 2012, for the San Diego River Park Master Plan Project, located adjacent to Interstate 8 (I-8). Caltrans has the following comments:

As noted in Section 2.1 and elaborated on in Subsection 2.3 of the DEIR, the proposed project crosses "through segments of 16 San Diego community planning areas" (DEIR page 2-1). Please note that of these 16 communities, Ocean Beach, Midway-Pacific Highway, Old Town San Diego, Uptown, Greater North Park, and Mission Valley/Grantville are at varying stages of the community plan update process. Along with the 4 community plans directly influenced by the project (including Mission Valley), please consider coordinating with the appropriate City of San Diego planning staff to incorporate the analysis and recommendations from this project into the other community plan update processes, if necessary. D-1

Any modifications of existing drainage and/or increase runoff to State facilities will not be allowed. D-2

Proposed project improvements within Caltrans right-of-way (R/W), including Lower Valley Reach Recommendation E to "establish 'green gateways' at the intersection of State Highway 163 and Interstate 805 and the river valley by revegetating the freeway rights-of-ways with native vegetation" (DEIR Figure 3-5), require an encroachment permit that is issued by Caltrans. D-3

As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies. If these materials are not included with the encroachment permit application, the applicant will be required to acquire and provide these to Caltrans before the permit application will be accepted. Identification of avoidance and/or mitigation measures will be a condition of the encroachment permit approval as well as procurement of any necessary regulatory and resource agency permits. Encroachment permit submittals that are incomplete can result in significant delays in permit approval. D-4

RESPONSES

D-1 City Planning staff will be incorporating the analysis and recommendations from the SDRPMP into the community plan updates as applicable. Currently, the Midway/Pacific and Old Town Community Plan updates will include recommendations regarding the SDRPMP in the Recreation Elements of the plans.

D-2 Comment acknowledged. Measures are required in the Master Plan and in the PEIR that address this comment. As discussed in PEIR Section 5.7, "Hydrology/Water Quality," prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the applicant will be required to demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with the Master Plan and current City and RWQCB regulations identified below. Future design of projects will be required to incorporate feasible mitigation measures in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and will be based on the recommendations of a detailed hydraulic analysis.

D-3 Comment acknowledged. No recommended projects from the Master Plan can be constructed without the necessary federal, state, and local permits. In addition. as discussed in Section 3.3, "Project Description." of the PEIR, all projects developed in accordance with the Master Plan recommendations are subject to discretionary review by the City of San Diego. In addition, any future discretionary approvals for activities proposed within the River Park would be reviewed for consistency with the PEIR and Master Plan. Project-level impacts of these future activities would be subject to environmental review under CEQA to determine whether additional environmental documentation is required in accordance with Section 15168. Environmental Review completed at the project level in accordance with CEQA would require notification of state agencies including Caltrans.

D-4 Comment acknowledged. See response to comment D-3.

COMMENT LETTER D

Ms. Myra Herrmann
December 12, 2012
Page 2

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions on the comments Caltrans has provided, please contact Roy Abboud of the Development Review Branch at (619) 688-6968.

Sincerely,

JACOB M. ARMSTRONG, Chief
Development Review Branch

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Comment Letter E

COMMENTS

COMMENT LETTER E

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
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ds_nahc@pacbell.net

November 20, 2012

Ms. Myra Herrmann, Environmental Planner, Archaeologist
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Re: SCH#2009041036; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the **"SAN DIEGO RIVER PARK MASTER PLAN;"** located along a 17.5-mile stretch from the Pacific Ocean to the City of Santee; San Diego County, California

Dear Ms. Herrmann:

The NAHC is the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties or resources of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendment s effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC did a Sacred Lands File search of this area, for Tony Kempton of the City of San Diego. No cultural resources were noted in the search based on the USGS coordinates provided. However, this area is known to the NAHC to be very culturally sensitive. — E-1

The NAHC "Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r). — E-2

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. — E-3

RESPONSES

E-1 In addition to the information provided by the NAHC regarding the Sacred Lands File search, which did not result in the identification of Native American cultural resources within the APE, an archaeological records search was conducted by ICF, International, Inc. in May 28, 2009, at the South Coastal Information Center at San Diego State University. The records search resulted in the identification of 118 previously recorded studies within the Master Plan Study area which is roughly a one-mile radius of the project site. In the past 10 years, cultural studies have occurred over 50% of the Master Plan Study Area consisting of 23 prehistoric sites, 4 historic sites, and 3 sites with both prehistoric and historic components. A total of 32 of the recorded sites were documented within the RCA/RIA and were discussed further in the impact analysis portion of the Historical Resources Section of the PEIR.

E-2 Comment acknowledged. The City of San Diego recognizes the confidential nature of the NAHC Sacred Lands Inventory as well as the locations of all types of archaeological and Native American sites within our jurisdictional boundaries. All archaeological site information obtained as a result of evaluating this project will be retained in a confidential appendix that is not available for public review.

E-3 Comment acknowledged. As noted above in response to comment E-2, a cultural resources records search was conducted for the project. A total of 32 of the recorded sites were documented within the RCA/RIA and were discussed further in the impact analysis portion of the Historical Resources Section of the PEIR. In addition, all culturally affiliated tribal groups in the San Diego County area and other members of the Native American community were sent a copy of the NOP and the public notice for the PEIR with a copy of the Historical Resources report in accordance with the provisions of CEQA, the City's General Plan, and the Land Development Code, CEQA Implementation Procedures. At the close of public review, one comment letter was received from the Rincon Band of Luiseño Indians indicating that the project site is not within the Luiseño Aboriginal Territory. No other comments were received from San Diego County Native American groups or individuals during this public review period. Please also note that the City contacted the NAHC on September

24, 2008, regarding consultation under SB 18.

In their response the NAHC included a list of most likely descendants (MLDs). The NAHC also performed a sacred lands search, which revealed that locations had been reported for the Mission Bay Park, Midway-Pacific Highway, Mission Valley, Navajo, and East Elliot Community Plan areas. ICF sent the MLDs letters on August 9, 2009, requesting information that they might have for the Master Plan Study Area. Responses received noted a desire to be kept informed about future projects in the study area and concern about projects that might impact areas around the Mission, *Cosoy* (in Old Town), the Padre Dam region, and buried resources that could occur anywhere within the River Park corridor. A few specifically mentioned the need for Native American and archaeological monitoring for any future undertaking within the proposed Master Plan Study Area. The remaining tribes and individuals were contacted on March 25, 2011. No responses have been received to date. Also see response to comment E-2, above.

COMMENTS

COMMENT LETTER E

Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites. E-3 Cont.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.' E-4

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'. E-5

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects. E-6

RESPONSES

E-4 This project does not have a federal nexus requiring review in compliance with NEPA. Please also see response to comments E-2 and E-3 above.

E-5 Comment acknowledged. Under this program-level analysis, all resources identified during the records search, as well as unknown resources within the project APE have been determined to be potentially significant. As such, HIST-4 within the PEIR Mitigation Framework includes the specific provisions that would be immediately implemented in accordance with the adopted Mitigation Monitoring and Reporting Program and as explicitly stated in Section 5097.98 of the California Public Resources Code, Section 27491 of the California Government Code, and Section 7050.5 of the California Health and Safety Code in the event that unanticipated human remains are encountered during future construction-related activities and for the subsequent treatment of human remains.

E-6 Comment acknowledged. As noted on Page 5.5-5 of the PEIR, the City initiated consultation with the NAHC in September 2008, and letters were sent to the culturally affiliated Native American representatives (Kumeyaay) identified by NAHC in August 2009. Several responses were received noting a desire to be kept informed about future projects in the study area and a concern about projects that might impact areas around the San Diego Mission de Alcala, Kosa'aay (Old Town), the Padre Dam region, and buried resources that could occur anywhere within the River Park corridor. Others specifically mentioned the need for that Native American and archaeological monitoring. The remaining tribes and individuals were contacted again in March 2011, and no further responses have been received. In addition, the City of San Diego is committed to an on-going relationship with the local Native American community through informal meetings and/or regulatory consultation requirements.

COMMENTS

COMMENT LETTER E

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a). E-7

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

RESPONSES

E-7 Under this program-level analysis, all resources identified during the records search, as well as unknown resources within the project APE have been determined to be potentially significant. Therefore, future projects implemented in accordance with the Master Plan (project) would be required to implement all steps identified in the PEIR Mitigation Framework (HIST-1, HIST-3 and HIST-4) to ensure that archaeological and Native American resources have been thoroughly evaluated in accordance with CEQA.

COMMENT LETTER E

Native American Contacts
San Diego County
November 20, 2012

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
chairgoff@aol.com
(619) 478-9046
(619) 478-5818 Fax

Sycuan Band of the Kumeyaay Nation
Daniel Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92019
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

Jamul Indian Village
Raymond Hunter, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2009041036; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the San Diego River Park Master Plain; located along a 17.5-mile stretch from the Pacific Ocean to the City of Santee; San Diego County, California.

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COMMENT LETTER E

Native American Contacts
San Diego County
November 20, 2012

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

San Pasqual Band of Indians
Kristie Orosco, Environmental Coordinator
P.O. Box 365 Luiseno
Valley Center, CA 92082 Diegueno
(760) 749-3200
council@sanpasqualtribe.org
(760) 749-3876 Fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno -
Pine Valley , CA 91962
(619) 709-4207

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Inaja Band of Mission Indians
Rebecca Osuna, Chairman
2005 S. Escondido Blvd. Diegueno
Escondido , CA 92025
(760) 737-7628
(760) 747-8568 Fax

Ipai Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
cjlinton73@aol.com
(760) 803-5694
cjlinton73@aol.com

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
sbenegas50@gmail.com
(619) 742-5587
(619) 443-0681 FAX

Manzanita Band of the Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard , CA 91905
ljbirdsinger@aol.com
(619) 766-4930
(619) 766-4957 - FAX

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Native American Contacts
San Diego County
November 20, 2012

COMMENT LETTER E

Kumeyaay Diegueno Land Conservancy
Mr. Kim Bactad, Executive Director
2 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 91919
guassacl@onebox.com
(619) 445-0238 - FAX
(619) 659-1008 - Office
kimbactad@gmail.com

Inter-Tribal Cultural Resource Protection Council
Frank Brown, Coordinator
240 Brown Road Diegueno/Kumeyaay
Alpine , CA 91901
frankbrown6928@gmail.com
(619) 884-6437

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
(619) 478-2113
(KCRC is a Colation of 12
Kumeyaay Governments

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Comment Letter F

COMMENTS

COMMENT LETTER F

STATE OF CALIFORNIA — Edmund G. Brown Jr., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

CISBR 12/20/12 e

RECEIVED
NOV 08 2012
STATE CLEARING HOUSE

November 9, 2012 (REVISED)

Myra Herrmann
City of San Diego
1222 1st Avenue, MS 501
San Diego, CA 92101

Dear Ms. Herrmann:

Re: SCH 2009041036 River Park Master Plan

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Environmental Impact Report (DEIR)* from the State Clearinghouse for the proposed City of San Diego (City) River Park Master Plan.

RCES recommends that the City add language to the River Park Master Plan so that any future development adjacent to or near the shared railroad/light rail right-of-way is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way. F-1

If you have any questions, please contact Ken Chiang at 213-576-7076, email at ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang

Ken Chiang, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: State Clearinghouse

RESPONSES

F-1 Changes have been made to the Master Plan Design Guidelines, Section 4.1, as follows:

All City of San Diego public projects ~~that do~~ conducting work in the river area and have an approved discretionary permit ~~from~~ issued by the ~~city~~ City prior to the adoption of this Master Plan, are exempt from the requirements of the San Diego River Park Master Plan Design Guidelines until such time that the ~~Master Plan~~ permit is amended~~, canceled~~ or ~~expired~~ expires. These projects, however, ~~However, the Master Permit projects~~ are encouraged to comply with the Master Plan Design Guidelines where possible. In addition, all ~~All~~ future private or public projects that propose or modify public utilities within the River Corridor or River Influence Areas must meet the requirements of the most current version of the City's Water and Sewer Design Guide. In addition, all future private or public projects adjacent to the shared railroad/light rail right-of-way will be planned with the safety of the rail corridor and the most current requirements of the California Public Utilities Commission.

Flexibility in the Design Guidelines and actual site development can be achieved and administered through the Planned Development Permit (PDP) Regulations process, Chapter 14, Article 3, Division 4 of the Land Development Code. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, site constraints, development regulations and community and city benefit.

Where development constructs the River Pathway Corridor consistent with Design Guidelines Sections 4.3.2 through 4.3.4 and the Recreation Element of the City's General Plan, population-based park credit may be granted commensurate to the River Pathway Corridor area. Where development proposes to construct parks to address population-based park requirements of a project outside of the River Pathway Corridor area, population-based credit may be granted if consistent with the Design Guidelines, the Recreation Element of the City's General Plan and upon approval as identified in the City Council Policy – Community Notification and Input for City-Wide Park Development

Projects.

Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the Final PEIR.

Comment Letter G

COMMENTS

COMMENT LETTER G

SANDAG

401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
www.sandag.org

MEMBER AGENCIES
Cities of
Carlsbad
Chula Vista
Coronado
Del Mar
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Oceanside
Poway
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Imperial County
California Department of Transportation
Metropolitan Transit System
North County Transit District
United States Department of Defense
San Diego Unified Port District
San Diego County Water Authority
Southern California Tribal Chairmen's Association
Mexico

December 20, 2012 File Number 3330300

Ms. Myra Hermann
122 First Avenue
San Diego, CA 92101

Dear Ms. Hermann:

SUBJECT: Comments on the City of San Diego's River Park Master Plan Draft Environmental Impact Report and Municipal Code/Community Plan Amendment

Thank you for the opportunity to comment on the San Diego River Park Master Plan (SDRPMP) Draft Environmental Impact Report (DEIR).

Our comments are based on policies included in the Regional Comprehensive Plan (RCP) and the 2050 Regional Transportation Plan (2050 RTP) and its Sustainable Communities Strategy (SCS) and are submitted from a regional perspective, emphasizing the need for land use and transportation coordination and implementation of smart growth and sustainable development principles. The goal of these regional plans is to focus housing and job growth in urbanized areas where there is existing and planned transportation infrastructure to create a more sustainable region. G-1

The 2050 RTP and its SCS set forth a multimodal approach to meeting the region's transportation needs. Therefore, it is recommended that the traffic analysis consider the needs of motorists, transit riders, pedestrians, and bicyclists as well as the implementation of a robust Transportation Demand Management (TDM) Program.

SANDAG recommends that the following comments be addressed and analyzed in the SDRPMP DEIR.

Specific Comments

TDM Comments:

Bicycle Parking:

Page 3-13 of the DEIR - Bicycle Racks

Please clarify the amount of bicycle parking that will be provided by the proposed racks. Please consider the bicycle parking design guidelines provided in the Regional Bike Plan (pages 110-114). G-2

RESPONSES

G-1 Comment acknowledged.

G-2 The amount of bicycle parking that will be provided by private or public projects along the river is regulated by the City's Land Development Code Section 142.0560 and will be determined as each future project, implemented in accordance with the Master Plan, is reviewed during the discretionary and CEQA process.

COMMENTS

COMMENT LETTER G

Transit Access:

While the SDRPMP generally describes the transit available in the River Park Master Plan area, it does not address how it will connect recreational areas with nearby transit stations and stops to promote the use of transit to recreational facilities. Please coordinate with the Metropolitan Transit System (MTS) to ensure that the park is well served by transit and that the maximum amount of accessibility to transit patrons and potential transit patrons is provided. G-3

To reduce parking demand and traffic impacts, please provide information to the public on accessing the recreational facilities via transit, walking, and cycling.

Way-finding

While the SDRPMP addresses interpretative signage throughout the park, it does not address way-finding signage to recreational facilities. Will way-finding signage be provided to direct patrons to the park access points? G-4

General Comments

Transportation and Traffic: In the event there are direct and/or cumulative significant impacts to the transportation network from the project, consider project mitigation, including fair share contributions. G-5

Congestion Management Program: Please note that the San Diego region elected to opt out of the California state Congestion Management Program in October 2009. Please refer to the 2050 RTP, Technical Appendix 20, federal Congestion Management Process, and the Regional Multimodal Transportation Analysis report for guidance related to the congestion management process. G-6

Natural Environment

A key RCP objective is to preserve and maintain natural areas in urban neighborhoods, such as canyons and creeks, and provide access for the enjoyment of the region's residents. Please consider these criteria if applicable to your project. G-7

Consultation with MTS and Caltrans

SANDAG advises the project applicant to consult with MTS, the transit service provider within the project area, and with Caltrans to coordinate planned transit and/or highway improvements. G-8

Other Considerations

Please consider the following State of California laws and Executive Order when developing the DEIR: Assembly Bill 32 (Nunez, 2006), Senate Bill 375 (Steinberg, 2008) (SB 375), SB 97 (Dutton, 2007), and Executive Order S-13-08, which call for analysis of greenhouse gas emissions. Additionally, it is suggested that consideration be given to the policies included in the SANDAG Regional Energy Strategy that promote the reduction of energy demand and water consumption. G-9

RESPONSES

G-3 The Master Plan already acknowledges the need for transit to connect with park facilities as suggested in the comment. The Reach Recommendations and Design Guidelines (Section 4.3.2.4) identify features that support alternative transportation modes. With implementation of these measures and guidelines future visitors to the park would have access to multiple modes of transportation including transit stops located within Mission Valley, such as at Old Town, Morena/Linda Vista, Fashion Valley, Hazard Center, Mission Valley, and Qualcomm Way.

G-4 Way Finding signage is referred to in the Master Plan as "Information Kiosks." The Kiosks are to provide a park map showing where you are in the park, other park amenities, and adjacent park locations.

G-5 Implementation of the Master Plan would not result in significant impacts on the transportation network. As discussed in Section 5.10, Traffic and Circulation," of the PEIR, an analysis was completed of near- and long-term traffic levels with and without the addition of project traffic. Several roadways are currently operating (or are forecasted to operate) at an LOS below City standards. However, Table 5.10-1 also shows that the addition of project traffic only causes very small increases in V/C ratio. Based on City of San Diego significance thresholds, the addition of project traffic would not result in any significant direct or cumulative impacts requiring implementation of future mitigation measures.

G-6 Comment acknowledged. As discussed in Section 5.10, "Traffic and Circulation," of the PEIR, the analysis was based on City of San Diego CEQA Significance Determination Thresholds.

G-7 The Master Plan Guiding Principles and Design Guidelines encourage preservation of natural areas as suggested in the comment. As discussed in the Master Plan and Chapter 3 of the PEIR, the purpose of the River Corridor Area is to restore the health of the San Diego River by cleaning the River and its hydrologic function through increasing its length and recharge area, separating it from ponds and creating opportunities for braiding and meandering. It would also enhance wildlife habitat by providing a continuous movement corridor that varies in width and provides diversity of habitat and native vegetation.

The River Corridor Area would also serve as a natural open space and a recreation system for the surrounding communities by providing a river pathway, a trail network, and other park amenities.

G-8 Comment acknowledged. Adoption of this Master Plan will not in and of itself result in the design or construction of future roadway improvements. Consultation with the agencies noted in this comment would occur at the time that future public or private projects are submitted to the City for review.

G-9 Comment acknowledged. The California laws and Executive Orders were considered in the analysis completed for the PEIR, as further discussed in Section 5.13, "Greenhouse Gas Emissions/Climate Change."

COMMENTS

COMMENT LETTER G

We appreciate the opportunity to comment on the SDRPMP DEIR. We also encourage the City of San Diego, where appropriate, to consider the following tools in evaluating this update based on the following SANDAG publications, which can be found on our Web site at www.sandag.org/igr.

(1) *Designing for Smart Growth, Creating Great Places in the San Diego Region*

(2) *Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region*

(3) *Trip Generation for Smart Growth*

(4) *Parking Strategies for Smart Growth*

(5) *Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in EIRs*

(6) *Integrating Transportation Demand Management into the Planning and Development Process - A Reference for Cities*

(7) *Riding to 2050, the San Diego Regional Bike Plan*

G-10

If you have any questions or concerns regarding this letter, please contact me at (619) 699-1943 or Susan.Baldwin@sandag.org.

Sincerely,

SUSAN BALDWIN
Senior Regional Planner

SBA/RSA/mmo

RESPONSES

G-10 The City of San Diego, where appropriate, will consider all tools in the SANDAG publications during review of future projects implemented in accordance with the Master Plan.

Comment Letter H

COMMENTS

COMMENT LETTER H

RINCON BAND OF LUISEÑO INDIANS
Culture Committee
Post Office Box 68 · Valley Center, California 92082 ·
(760) 297-2622 or·(760) 297-2635 & Fax:(760) 297-2639

November 15, 2012

The City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Subject: San Diego River Park Master Plan

Dear Myra Hermann,

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the San Diego River Park Master Plan. Rincon is submitting these comments concerning your Project's potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a Tribe within the project area to receive direction on how to handle any inadvertent findings according to their traditions and customs. Also, we recommend a Native American Monitor be present during any and all ground disturbances.

If you would like information on Tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral. If for some reason you are unable to locate an interested tribe please notify us and we will be happy to assist you in the matter. We also request you update your contact information for Rincon and send any future letters and correspondence to the Rincon Tribal Chairman and the Tribal Historic Preservation Officer in the Cultural Resource Center, Post Office Box 68, Valley Center, CA 92082 (760) 297-2635. H-1

Thank you for this opportunity to protect and preserve our cultural assets.

Sincerely,

Rose Duro
Rincon Culture Committee Chairman

Bo Mazzetti, Tribal Chairman · Stephanie Spencer, Vice Chairwoman · Charlie Kolb, Council Member · Steve Stallings, Council Member · Laurie E. Gonzalez, Council Member

RESPONSES

H-1 Comment noted. Also see the responses to the Native American Heritage Commission letter, Numbers E-1 through E-7.

Comment Letter I

COMMENTS

COMMENT LETTER I

San Diego Presidio Park Council

San Diego Presidio Park Council
Balboa Park Administration Building
2125 Park Boulevard
San Diego, CA 92101
December 22, 2012

Ms. Myra Herrmann, Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Subject: The San Diego River Park Master Plan (SDRPMP) (Project No. 121886/SCH No. 2009041036).

Dear Ms. Herrmann:

Thank you for the opportunity to review the EIR prepared for the SDRPMP (Project No. 121886/SCH No. 2009041036). The San Diego Presidio Park Council is a Park and Recreation Council with the responsibility of reviewing projects that could affect Presidio Park and providing recommendations to the City. Presidio Park is located in Old Town, adjacent to the SDRPMP. The SDRPMP would include a connection between the San Diego River Pathway and Presidio Park with a kiosk, and a connection between Sefton Field and the YMCA through interpretive signs and a kiosk located at Presidio Park and along the River Pathway. We agree with the EIR's conclusion that there would be no significant impacts to Presidio Park from the SDRPMP. In addition, we would like to receive notice of any future decisions associated with the San Diego River Park that could impact Presidio Park in any way. I-1

Sincerely,

D. Seán Cárdenas, Chair
San Diego Presidio Park Council

RESPONSES

I-1 Comment acknowledged. The request for notification of any future decisions associated with the San Diego River Park Master Plan has been forwarded to the City Project Manager. The San Diego Presidio Park Council will be added to the notification list for future projects that are required to implement the Master Plan within the context of Presidio Park.

Comment Letter J

COMMENTS

COMMENT LETTER J

San Diego County Archaeological Society, Inc.

Environmental Review Committee

2 December 2012

To: Ms. Myra Herrmann
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Program Environmental Impact Report
San Diego River Park Master Plan
Project No. 121886

Dear Ms. Herrmann:

I have reviewed the cultural resources aspects of the subject DPEIR on behalf of this committee of the San Diego County Archaeological Society.

The Historical Resources Technical Assessment included in the DPEIR is comprehensive and thorough, and we have no changes to it to offer.

We look forward to participating in the public review process for the individual projects that will be studied under the guidance of this programmatic EIR. We will provide any comments on those projects at that time.

Thank you for providing this DPEIR to SDCAS for our review. J-1

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: ICF International
SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

RESPONSES

J-1 Comment acknowledged.

Comment Letter K

COMMENTS

COMMENT LETTER K

H.G. FENTON COMPANY

TRUST, SERVICE AND TRADITION SINCE 1906

January 7, 2013

Myra Herrmann
Environmental Planner
City of San Diego Development Services Center
1222 Frist Avenue, MS501
San Diego, CA 92101

SUBJECT: SAN DIEGO RIVER PARK DRAFT MASTER PLAN DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (Project No. 121886; SCH No. 200904136)

Dear Ms. Herrmann:

The H.G. Fenton Company owns property along the San Diego River in the Mission Valley and Navajo communities. Our developments include apartments, light industrial space, and office use. We view the San Diego River as an important amenity for our developments in Mission Valley and potential redevelopment in the Grantville area.

We applaud City staff and all those involved in drafting the Master Plan for their efforts and vision. The San Diego River Park Draft Master Plan (Master Plan) provides a strong foundation for a future River Park that restores and maintain a healthy river system; unifies fragmented lands and habitats; creates a connected continuum, with a sequence of unique places and experiences; reveals the river valley history; and focuses development toward the river to create value and opportunities for people to embrace the river. K-1

We have had an opportunity to review the San Diego River Park Draft Master Plan Draft Program Environmental Impact Report (Draft PEIR). The Master Plan itself serves as a policy document that strives to improve an essential element of San Diego's environment – the San Diego River. As such, and as demonstrated in the Draft PEIR, the Master Plan does not, for the most part result, in significant environmental impacts. However, in our review of the Draft PEIR, we believe the areas of Land Use, Visual Effects and Neighborhood Character, and Traffic and Circulation have not been adequately evaluated. Additionally, the Draft PEIR falls short on considering a full range of alternatives, which the California Environmental Quality Act (CEQA) requires. Our primary comments relative to these areas are elaborated below. K-2

GENERAL COMMENTS

As a general comment, the Draft Program EIR fails to recognize the existing conditions in the communities that the River traverses. Areas that have not experienced their full development potential as identified in the respective Land Use Plans (such as the Levi-Cushman Specific Plan Area and the K-3

7577 Mission Valley Road, Suite 200 San Diego, CA 92108 p | 619.400.0120 f | 619.400.0111 www.hgfenton.com

RESPONSES

K-1 Comment acknowledged.

K-2 Comment noted. This paragraph provides information regarding specific comments detailed more specifically in the letter and noted below.

The City disagrees with the comment that Land Use, Visual Effects and Aesthetics, and Traffic and Circulation were not adequately addressed in the PEIR. Please refer to the following responses to general comments for specific responses as to how these issues are adequately analyzed in the PEIR.

K-3 The Development Services Department is unaware of any pending redevelopment of the City-owned Qualcomm Stadium property or other privately owned properties within the San Diego River corridor beyond that which is included in the Cumulative Analysis Section of the PEIR. This list is based on current, past, and reasonably foreseeable projects. Please note that the Levi-Cushman Specific Plan was approved by the City Council on August 11, 1987. However, no projects have been submitted to date that would implement or require amending this plan.

COMMENTS

COMMENT LETTER K

Ms. Myra Herrmann
January 7, 2013
Page 2

Qualcomm Stadium in the Mission Valley community), areas where redevelopment is programmed to occur (such as the Grantville Redevelopment Area in the Navajo community), as well as urban in-fill areas in both the Mission Valley and Navajo communities will be most affected by the Master Plan. If the Master Plan is so restrictive as to not allow planned development and redevelopment to occur, then there will not be opportunities to fully realize recommendations of the Master Plan.
The Draft Program EIR should more accurately identify the existing conditions in areas adjacent to the River and clearly state that much of the success of the Master Plan depends on future development opportunities along the River. From that basis, the Draft Program EIR can evaluate the potential that elements of the Master Plan would restrict or eliminate development and redevelopment opportunities and jeopardize the success of the Master Plan. The River would not be restored; fragmented lands and habitats would not be unified; and a connected continuum providing a sequence of unique places and experiences would not occur. In addition to focusing development toward the river, the Master Plan must be implementable such that it will create value and opportunities for people to embrace the river. K-3 Cont

LAND USE

The Land Use section of the Draft PEIR, as well as the Master Plan, fails to fully realize the impact of the Master Plan on land uses and development anticipated in the Mission Valley and Navajo Community Plans. In both the Mission Valley and the Navajo communities, development occurs along the river, sandwiched between the River and a parallel public roadway (for example, Camino de la Reina, Camino Del Rio North in the Mission Valley community and Fairmont Avenue in the Navajo community). The Master Plan clearly defines the River Corridor as the floodway (as mapped by the Federal Emergency Management Agency, FEMA), plus 35 feet on both side of the river to accommodate the Pathway Corridor, and the River Influence Area as an area 200 feet in width beyond the River Corridor Area. Generally, an area 235 feet in width on both sides of the Sand Diego River would be regulated by the Master Plan. In reality, however, this area can be 335 feet or greater in width, if the Multi-Habitat Planning Area (MHPA) and the desired 100-foot wide wetland buffer is considered.[1] Figure 3-10 in the Draft PEIR should be revised to represent what the worst-case scenario would be – with a wetland buffer of 100 feet. K-4

When this worst-case dimension is overlaid on the Land Use Plans for the respective community plans, planned land uses along the river can be drastically affected. Furthermore, in some areas of the Mission Valley and Navajo communities, the area between the frontage roads and the river is quite narrow. Subjecting these areas to the restrictions of the Master Plan will make development and redevelopment less likely to occur. Public facilities are predicated on the land uses assumed in the community plans. Additionally, the assumed land uses assure build-out of a functional community. As required by CEQA Guidelines Section 15358(a)(2), an EIR must evaluate the secondary effects of an action, including *effects related to induced changes in the pattern of land use.* Therefore, Land Use impacts are not adequately addressed K-5

[1] As defined in the City's Biology Guidelines:
Wetland buffers should be provided at a minimum 100 feet wide adjacent to all identified wetlands. The width of the buffer may be either increased or decreased as determined on a case-by-case basis, in consultation with the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the Army Corps of Engineers, taking into consideration the type and size of development, the sensitivity of the wetland resources to detrimental edge effects, natural feature such as topography, the functions and values of the wetland and the need for upland transitional habitat.

RESPONSES

K-4 The Master Plan is a policy document to give guidance on the development of the San Diego River area, which includes the River Corridor Area (Floodway + 35 feet) and the River Influence Area (200 feet). The existing City's ESL Regulations require a wetland buffer adjacent to sensitive lands, such as wetlands, based on the functions and values of the existing site conditions. The intent of Figure 3-10 is not to show the worst-case scenario, it is to show how the Master Plan is consistent with the ESL regulations. Showing a wetland buffer of 100 feet would be misleading to what the ESL regulations and the Master Plan state. The wetland buffer will be determined on a project-by-project basis at the time future projects are submitted for review and will be based on the findings of the Biology Report.

K-5 The Master Plan does not change land use or zoning. The Master Plan provides guidance on the development of the San Diego River Area. Flexibility in the master plan design guidelines and site development can be achieved and administered through the PDP Regulations process. The intent of the PDP Regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, site constraints, development regulations, and community and City benefits. Currently the Mission Valley Planned District Ordinance and the Navajo CPIOZ require a pathway adjacent to the river and a vegetated buffer.

COMMENTS

COMMENT LETTER K

Ms. Myra Herrmann
January 7, 2013
Page 3

in the Draft PEIR. K-5 Cont

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

As a spin-off of the additional analysis required to address the potential change in land use that will occur as a result of the Master Plan, the Visual Effects and Neighborhood Character section of the Draft PEIR needs to be expanded to address how implementation of the Master Plan would affect the visual nature and community character of the Mission Valley and Navajo communities. The potential of creating an area 335 wide, measured from both sides of the FEMA floodway, would affect the visual character of the communities as it relates to how the planned land uses can occur. For example, the area between a paralleling public street and the river may become so narrowed that the bulk and scale of development would change significantly. The Draft PEIR needs to evaluate this potential secondary effect of the Master Plan. K-6

Additionally, the Master Plan requires that surface parking not occur along the river. Instead, as presented in numerous graphics in the Master Plan, the Master Plan recommends that parking be placed along the street. This will affect visual quality and neighborhood character. Instead of creating lively urban space at a pedestrian-friendly scale, lining a community's streets with parking can create an environment that detracts from the pedestrian experience and negatively affects goals of creating sustainable mobility options. This secondary effect should be clearly evaluated in the Draft PEIR. K-7

TRAFFIC AND CIRCULATION

The Master Plan recommends that frontage roads be reclaimed as *pedestrian and bicycle-only green buffers.* However, the Traffic and Circulation Section of the Draft PEIR does not include an evaluation of how removing circulation element streets may result in greater traffic congestion in communities that are already experiencing gridlock. Additionally, removing streets from the circulation network contradicts good planning goals of creating a grid pattern of streets that provides mobility options and eases traffic flow. The Draft PEIR needs to address the direct and indirect impacts traffic and circulation impacts of removing streets. K-8

ALTERNATIVES

CEQA Guidelines Section 15126.6(a) requires that "*An EIR shall describe a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives or the project but would avoid or substantially lessen any of the significant effect of the project. . . An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternative that will foster informed decision making an public participation.*" When the secondary effects of the Master Plan are adequately evaluated, an additional project alternative that should be considered is one that reduces or avoids the secondary land use and visual quality/neighborhood character effects. For example, minor revisions to the Master Plan that could minimize the secondary effects of the plan include limiting the River Corridor to the floodway plus the 35-foot wide river pathway. This would then establish a starting point from which future development and redevelopment would be based. This alternative could also state that no circulation element roads would be removed and would avoid the potential for traffic impacts associated with that requirement of the Master Plan. K-9

RESPONSES

K-6 As discussed in response to comment K-4, the City disagrees with the comment that implementation of the Master Plan would result in a 335-foot buffer on both sides of the FEMA floodway. As a result. an analysis of the potential visual effects of creation of a 335-foot buffer on the visual character is not included in the Final PEIR as requested in the comment.

K-7 The City disagrees with the comment that Master Plan Design Guidelines regarding parking would create a secondary visual impact. Offstreet parking is discussed in the Master Plan and Chapter 3 of the PEIR under the heading "Streets that Abut and Parallel the River Corridor Area":

> Where appropriate, public streets would be located adjacent to the River. This allows building activities and main entrances to naturally orient themselves towards the River. The street creates ample public access points and views to the RCA and eliminates the necessity for long lengths of fencing along private property.
>
> D. Where on-street parking is allowed along the River side of the street, parking would be provided in parking bays or clusters to allow for views of the River.

As noted above, the Master Plan encourages clustering parking to avoid impacting views of the River. As a result, it is not anticipated that implementation of the Master Plan Design Guidelines regarding parking would create a visual impact as suggested in the comment

K-8 The Master Plan will not remove any circulation element roads as indicated in the comment.

The Master Plan does not change land use or zoning and does not require elimination of frontage roads. The Master Plan provides guidance on the development of the San Diego River Area. Flexibility in the Master Plan Design Guidelines and site development can be achieved and administered through the PDP Regulations process. If elimination of a frontage road would result in impacts on traffic circulation, that impact would be considered during future project-level review. As a result, an analysis of the potential effects from elimination of circulation element roads is not included in the Final PEIR as suggested in

the comment.

K-9 As discussed in response to comment K-4, the City disagrees with the comment that implementation of the Master Plan would result in a 335-foot buffer on both sides of the FEMA floodway. As a result, evaluation of an additional alternative that reduces buffer widths is not included in the Final PEIR. Also see response to comment K-8.

COMMENT LETTER K

Ms. Myra Herrmann
January 7, 2013
Page 4

We appreciate the opportunity to review the Draft PEIR for the San Diego River Park Draft Master Plan. Please consider our comments as you prepare the Final EIR.

Sincerely,

John La Raia
Sr. Real Estate Development Manager

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Comment Letter L

COMMENTS

COMMENT LETTER L

JJB LAND COMPANY L.P.
1508 WEST MISSION ROAD
ESCONDIDO, CA 92029
(760) 745-0556, (760) 740-9556 (fax)

December 20, 2012

Ms. Myra Herrmann
Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

SUBJECT: PUBLIC COMMENTS
SAN DIEGO RIVER PARK MASTER PLAN and DRAFT
PROGRAM ENVIRONMENTAL IMPACT REPORT
Project No. 121886/SCH No. 2009041036

Dear Ms Herrmann:

We have reviewed both the draft San Diego River Park Master Plan (Master Plan) dated November 2012 and the Draft Program Environmental Impact Report (PEIR) dated October, 2012 which are out for public review and comment. Our land is that described in Section 9.2.8 of the PEIR - River Park at Mission Gorge (RPMG). We have been actively pursuing the development of RPMG for a number of years, and the developmental history continues to be as stated in our "comments" letter dated February 15, 2011 (attached) on the draft 2010 Master Plan. L-1

The organization of the Plan around "zones" is an excellent idea. In our opinion, each zone requires a different approach to the River Park planning process. What is best in Mission Valley does not necessarily make sense in other reaches. A comprehensive viewpoint is necessary, because the characteristics and scale of the river corridor change with the changes in variables such as topography and soil types. Similarly, existing and future frontage developments offer unique circumstances and require different considerations; flexibility in the Plan is paramount. Acknowledgement of the "one size does not fit all" mindset was a good decision. L-2

As discussed in Chapter 3, "Project Description," the Master Plan does not propose specific development; instead, it is a planning policy document that would ensure that future development activities in the River area acknowledge and relate to the River. The Master Plan discussion of future development within the River Corridor Area (RCA) L-3

RESPONSES

L-1 Comment acknowledged.

L-2 Comment acknowledged.

L-3 The Master Plan is a Policy Document that provides guidance for the San Diego River Area. It is implemented through the Land Development Code through discretionary permits. The Discretionary permit process allows flexibility on how the code is being met based on each site's existing conditions.

COMMENTS

COMMENT LETTER L

appears to be substantially in line with our concept, except for the central portion of the RPMG site (across from Goen Place). Our property is simply too narrow at that point to stay out of the RCA completely and still present a viable mixed use community for redevelopment of the land. Flexibility in dealing with this issue is very important to our land-use plan and its ability to provide a beneficial contribution to the community. L-3 Cont

In addition, the Master Plan and PEIR contain four other specific areas of immediate concern to us as they relate to the RPMG project: They are as follows: 1.) the proposal to change the Navajo CPIOZ into the implementing tool for the River Influence Area (RIA) Design Guidelines of the Master Plan, 2.) the proposal to separate the River from existing ponds currently in the RIA and/or RCA, 3.) the discussion concerning public parks in the RIA, and 4.) the discussion concerning the relocation of the existing 42" MWWD trunk sewer out of the RCA.

1. CPIOZ v. RIA – (Section 4.0 Design Guidelines) - the PEIR states that the Master Plan will require that the Navajo Community Plan (CP) add a new "Element" called the "San Diego River Park Subdistrict Element." This Element would identify the Navajo CPIOZ (Type B) as the implementing tool for the RIA Design Guidelines of the Master Plan. Based on past discussions with Staff in 2009, we presented a matrix of concerns and suggestions to the CPIOZ (attached). The matrix outlined each succinct part of the existing code, staff proposals for the Subdistrict CPIOZ, a Rick Urban Design recommendation, and a comment. We have not had a specific response back from Staff in regard to our suggestions, but it is our understanding that CPIOZ is substantially the same as in 2009. At the time, we presented many ideas which appeared workable for both parties and we respectfully request to continue that discussion as it directly impacts our ability to develop a quality mixed use development that meets the needs of the community. L-4

   It is our opinion that each future river-fronting development will offer unique circumstances and require different design considerations; flexibility in the Master Plan is paramount. The Upper Valley Region exists in an urban realm, which continues from Friars Road, and up through the river's edge occupied by our existing industrial users. Our industrial lands are narrowed substantially between the river and the short distance to Mission Gorge Road. This, coupled with additional wetland buffers and setbacks, as Section 4.4 of the Master Plan and CPIOZ suggest, site development issues such as parking and building placement create challenges that necessitate the incorporation of flexibility in the design process for the redevelopment of our property. L-5

   We feel that the Master Plan and CPIOZ should identify how flexibility in river design v. site development should be administered. It should promote redevelopment and river rehabilitation in the same stroke, recognizing that the exaction of useable land from an owner by regulatory constraints can contribute to meeting less-than-successful goals for both parties. L-6

RESPONSES

L-4 The Navajo CPIOZ is the implementing tool for the San Diego River Park Master Plan. Community input in 2009 was reviewed and inserted into the CPIOZ where it was consistent with the vision and principles of the Master Plan.

L-5 Flexibility of site development for issues such as parking and building placement can be achieved through the development review process outlined in the Land Development Code, Section 143.0401 – PDP Regulations.

L-6 See response to comment F-1.

COMMENTS

COMMENT LETTER L

With the following items, we offer our specific comments on the 4.4 - RIA Design Guidelines:

1) The overall guidelines appear written in a prescriptive language, rather than suggestive. It is our opinion that the guidelines should be written in a manner that City staff and developers both have a clear understanding as their goals and objectives. Perhaps a clearer description of what they are trying to prevent would be useful. The proposed guidelines should allow for the unique circumstances (and opportunities) that afford each Zone of the river corridor. L-7

2) Section 3.2.4 – Mining Ponds – References to improving river hydrology by separating the River from ponds should be tied to a specific engineering study, or it should read as a recommendation. Please refer to "Existing Ponds" on page 4 herein for additional information. L-8

3) Section 4.3.2.2-B.&D. - The plan also suggests the use of "colored concrete" outflow structures (from the future development into the river) placed to match existing soil. This has historically proven to be a poor choice, both in function and maintenance. Ultimately, the paving gets undermined and deposited downstream (as evidenced upstream of Friars road). Creating a blend of natural stone and Geogrid blanket slope protection has proven over the years to be the best solutions to dissipate outlet structure flows, while providing for a natural look to the river corridor. L-9

4) Section 4.3.2.5-A.&B. - Colored porous concrete paving for all bicycle and pedestrian paths is excessive. Where paths are in floodway areas, sediment from river overflow will constantly clog pores in the concrete eliminating its environmental benefit. In a riverbank setting, constant drying and wetting of the soils will uplift the inflexible concrete causing cracking, and prove to be a constant repair issue. Also, a natural earth or tan color to one designer/developer maybe another mix or shade to another. Repair or replacement of colored concrete is difficult if not impossible to match; making for a quilt-like appearance forever in the future. Maintain the simplicity of material and texture unless there is a standard color, texture and mix design for the concrete. L-10

In the Zone our property occupies, the use of ultra-wide - Class I type bike paths is not commensurate with our narrow site (topographically sloping toward the floodway) which is a constrained reach of the river corridor. We suggest having variable width landscape buffers along the floodway edge (at points of topographic constraints) would be more realistic to address all circumstances. L-11

RESPONSES

L-7 The Master Plan Design Guidelines are written in a permissive form to provide guidance on how the San Diego River Area should be developed to implement the Master Plan. Permissive language provides what is allowable and is written in a positive format to give guidance on development in lieu of a document that says what is prevented. See responses to comments L-5 and L-6.

L-8 Item D in Section 3.2.4, Upper Valley Reach< in the Recommendations Section of the Master Plan has been revised as follows.

D. Separate the river channel from the old mining ponds, where possible, as land is redeveloped to improve the hydrology of the river <u>based on specific engineering studies</u>.

Figure 3-7 of Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

L-9 The Design Guidelines do not prohibit a blend of natural stone and Geogrid blanket slope protection to dissipate outlet structures. The Design Guidelines state that if a dissipation device, such as rip-rap or gabions, is used, it <u>should</u> be native stone or similar to the soil color.

The Design Guidelines state that headwalls, if used, <u>should</u> be as small as possible and match existing soil color. The Design Guidelines do not stipulate what type of outflow structure is used; they only suggest that the color blend with the natural environment.

L-10 The Design Guidelines call for the River Pathway to be a minimum 14 feet wide and consist of a minimum 1-foot-wide concrete surface (porous concrete material preferred where feasible). Porous concrete is not a requirement. The Pathway will be located outside the 100 year floodway and will be located in the 35-foot-wide River Corridor Area.

The Design Guidelines state that the concrete material is to be a color that blends with the surrounding native soil with a texture appropriate for bicycle and pedestrian uses. This allows

for flexibility in the color of the Pathway that will extend from the Pacific Ocean to the City of Santee, and it will allow for the change in concrete color pigment through the years.

L-11 The Master Plan provides the minimum standard for the width of the Pathway, and the wetland buffer is determined by the ESL regulations. The width of the Pathway and the wetland buffer will be determined on a project-by-project basis at the time future projects are submitted for review and will be based on the findings of the Biology Report. See responses to comments L-4, L-5, and L-6.

Chapter 5, Implementation, of the Master Plan has been revised as follows:

> To implement the San Diego River Park Master Plan, both private and public landowners will need to partner and invest in the river valley. This partnership between private and public entities must remain solid and active to ensure the success and vitality of the San Diego River Park. The five principles of the Master Plan (Restoring and maintaining a healthy river; Unifying a healthy habitat; Create a connected continuum along the river pathway; Interpreting the river valley history; and Reorienting development toward the river to create value and opportunities for people to embrace the river) should serve as the guide for implementation decisions.
>
> <u>As stated in the Introduction Section of the Master Plan, one of the great challenges of implementing the San Diego River Park lies in the fact that much of the land along the river is in private, state, or federal ownership. It is anticipated that the River Pathway will be built through development of these private and state/federal lands and that there will be gaps in the pathway system as the River Park develops over the course of time. Where there are gaps in the pathway, it can be routed to a public sidewalk until it can be constructed along the river. In some locations the pathway gaps could be designed and built by the City working in partnership with the land owner and non-profit organizations by obtaining grant funding or other means. It is critical that efforts are made to work with the owners of these properties and the community to provide access along the river.</u>

Chapter 3 of the PEIR has been revised to reflect this change to

the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

COMMENT LETTER L

5) Section 4.3.4.2 - Specifying exact types and colors of "furniture" at the top of the trail is too restrictive. Why not allow each park and destination along the trail to have its own personality, texture and scale. All great river trails and park have quality furnishings which are unique to the river park, and not bound to regional park standards. L-12

6) Section 4.3.4.9 – Crime Prevention – Consider using solar powered call boxes in strategic locations. L-13

7) Section 4.4.1.2 – A 200-foot corridor could be over-reach, and impact properties remote from the San Diego riverfront setting. A 75-foot width is more focused in addressing adjacencies to the river. L-14

8) Section 4.4.2.1 – Multiple development coverage restrictions seems excessive, and potentially mindboggling at the planning phase. Our experience has been that this style of policy format invites confusion later on. L-15

9) Section 4.4.2.11 – Simple stripped crosswalks that emphasis safe pedestrian crossing should be specified rather than specifying several different materials and colors. Additional crosswalk hard surface treatments should be recommended. L-16

2. EXISTING PONDS – (Section 3.3.3 Restore and Maintain a Healthy River System) - the Master Plan recommendation is to separate ponds which are currently within the River from the River. This is potentially detrimental to the development of the RPMG property. For example, an approximate twenty-three (23) acre pond exists on our property at the western end, and is a defining feature for the community and our proposed development. It is one of the features which can add long lasting value to our project and the community. Separating that pond from the River would have a significant impact to the environment and should be considered only after thorough review and analysis. L-17

It should be noted that several onsite mining ponds exist within the RCA and RIA; that they are currently separated from the River, and are part of the Use Permit in place as temporary supportive elements of the existing mining operation. We have no objection to removing them as redevelopment occurs with our plan. L-18

3. PUBLIC PARKS – (Section 3.1.1.F. Explore Opportunities for Additional Community or Neighborhood-Scale Parks) - it is our opinion that the RPMG site is not a viable location for a large public park. Attracting intensive uses and frequent users such as you would see in a population based park would be detrimental to the River ecological system that the Master Plan is attempting to create. Principle Five of the Master Plan states that development should create L-19

L-12 Section 4.3.4.2 Site Furnishings

The Design Guidelines provide a minimum standard for site furniture. All types of site furniture, materials, and colors are recommendations only. Each area along the river can have its own personality, texture, and scale. The Master Plan language has been revised as follows:

Benches

A. Location: At overlooks, areas of shade, under shade structures, etc.

B. Design: Should be simple in form, but designed to discourage extended periods of use or lodging. Offset benches a minimum of 2 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it. Where appropriate, low walls of concrete or stone could be provided at seat height and width in lieu of, or in addition to, benches.

~~C. Materials: Concrete or stone that have a natural earth brown or tan color of the river valley.~~

Picnic Tables

A. Location: Along the river pathway and place perpendicular to the river pathway to reduce vandalism.

B. Design: Offset a minimum of 4 feet from the edge of the river pathway, including its shoulders. The offset area may vary in surface materials, but should coordinate with the materials used around it.

~~C. Materials: Picnic tables should be concrete and have a natural earth brown or tan color.~~

Drinking Fountains

A. Location: In close proximity to picnic areas or at an entrance to the river pathway from an adjacent public street.

B. Design: Should be simple in form.

~~C. Materials: Picnic tables Drinking Fountains should be concrete and have a natural earth brown or tan color~~.

Trash and Recycling Receptacles

A. Location: In close proximity to picnic areas, overlooks, seating areas, path intersections and access points to the river and must be accessible to maintenance vehicles.

B. Design: Receptacles should contain hood covers to prevent rummaging by animals. Trash and recycling receptacles should be located side-by-side.

~~C. Materials: Receptacles should be concrete and have a natural earth brown or tan color.~~

Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

L-13 Section 4.3.4.9 B

The Master Plan has been revised as follows:

A. Place removable bollards at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.

B. Locate safety call boxes where appropriate <u>and consider the use of solar powered call boxes in strategic locations</u>. The San Diego Police and Fire-Rescue Departments should be consulted on the locations of these boxes.

Chapter 3 and Sections 5.10 and 5.11 of the PEIR have been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

L-14 Section 4.4.1.2 River Influence Area

The River Influence Area was researched during the workshops with the community as being 600, 400, 200, and 100 feet. Through public input it was determined that the 200-foot width provided an area that would directly influence the habitat and use of the river area. Over 200 feet the amount of light, air movement, and landscaping would not benefit the river, and anything less than 200 feet would not adequately address the impacts on the river area. As a result, the City does not agree that

the language in the Master Plan should be altered as suggested in the comment.

L-15 Section 4.4.2.1 of the Master Plan provides guidance on the maximum structural coverage of the first 115 feet of the River Influence Area and comes from the original Planned District Ordinance (PDO) language in Section 1514.0302. This existing language in the PDO has been amended from 50 percent to 65 percent of the area to be developed based on input from the community workshops. As a result, the City does not agree that the language in the Master Plan should be altered as suggested in the comment.

L-16 Section 4.4.2.11 Street Intersections Adjacent to the River Corridor Area

The Design Guidelines state that street intersections adjacent to the River Corridor Area should be designed in a pedestrian friendly manner. There are four recommendations on how this could be achieved. These four recommendations are not a requirement but only provide guidance on how the intersection could be design. All pedestrian crosswalks will be required to meet the City's existing Street Design Manual, and if an alternative is selected then the design will be reviewed by the City for safe pedestrian access. As a result, the City does not agree that the language in the Master Plan should be altered as suggested in the comment.

L-17 Comment acknowledged. Implementation of the Master Plan Design Guidelines would not require elimination of the ponds without first completing project-level analysis of potential environmental impacts. As discussed in Chapter 3 of the PEIR, the Reach Recommendation projects and the Design Guidelines in the Master Plan are recommendations of the Master Plan. The Master Plan does not provide for any specific location, design, or extent of grading for subsequent projects implemented in accordance with the Master Plan. Any details regarding location, design, or extent of grading associated with these facilities would be subject to review and approval by the City when a public or private project is proposed in accordance with the Master Plan. Project-level impacts of these future activities would be subject to environmental review in accordance with CEQA, the City's Significance Thresholds, and all feasible mitigation recommendations adopted in association with the Master Plan Final PEIR.

L-18 Comment acknowledged.

L-19 This Master Plan recommendation applies to the whole River Valley as a general recommendation to achieve Principle 3 of the Master Plan. Public park locations will be determined on a project-by-project basis at the time future projects are submitted for review and will be based on the findings of the Biology Report, Water Quality technical report, and any associated hydrologic reports in order to determine the appropriate width for the wetland buffer and to maintain functions and value of the River in accordance with the City's Biology Guidelines and ESL Regulations. Public park requirements are based on the General Plan standards, and the design of the park is based on public workshops based on Council Policy 600-33.

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opportunities for the public to embrace the river, and we agree… just not to the degree of impacts that a large public park would bring. Subjecting the River to intense public access should not be allowed at this location. — L-19 Cont

While a RPMG goal has always been to allow for the community to experience the River, we feel that it needs to be done in a fashion that "fits" the site. A trail system linking up smaller parks along the River is attractive to us, and ties nicely into the Master Plan General Recommendation that "a continuous river pathway system should allow for neighborhood connections." We agree with that concept. — L-20

The RMPG project will also spend a great deal of effort to incorporate NPDES standards for treating storm water before it reaches the River, thereby reducing the impacts of development. This is also a goal in Master Plan Section 3.1.1.H. titled Hydrology and Water Quality. Inviting organized recreational team sports to the banks of the River on a constant basis is counterintuitive to maintaining a healthy ecosystem nearby. Section 1.4 titled Master Plan Benefits - states that the wildlife corridor habitat is important to the ecological health of the System…that the habitat must be protected; a balance found between protecting the System and allowing access to visitors. We agree with that concept as well. — L-21

Additionally, we do not think that the RPMG site is a good place for a population based park for the Navajo community because of the new traffic it would generate. It must be acknowledged that community parks optimally centralized within the heart of a community (as opposed to a satellite park) are best for all. A centralized park will be enjoyed by all those living within the community, simply by being where everyone goes through life. A population-based public park on the RPMG site will create an entirely new level traffic flow that currently does not exist along the Mission Gorge Road corridor. This, in a community already saddled with poor traffic circulation. A centralized park, along the River, would be the best solution for the Grantville community. — L-22

4. MWWD Trunk Main – (PEIR Section 5.14 Public Utilities) - the existing 42" Mission Gorge Trunk Sewer (MGTS) lies within the RCA, and through much of the RPMG site. Council Policy 400-13 states that sewer infrastructure should be relocated out of canyons or other environmentally sensitive lands. We recommend that MWWD relocate the MGTS in accordance with Council Policy 400-14 as soon as possible. The estimated schedule for initial construction of RPMG puts the start of development at approximately seven (7) years from now. Our concern is that relocation of this trunk could impact development proposals as they now exist. Knowing where the relocation is to occur would greatly aid in the planning of RPMG. — L-23

Additionally, the environmental impacts associated with relocation would be significant as stated in PEIR Section 6.1.10 - Public Utilities. A significant amount of this reach is within the MHPA, thereby exacerbating the importance of dealing with this issue now. Improvement plans for the MGTS indicate that the — L-24

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L-20 Comment acknowledged.

L-21 Comment acknowledged.

L-22 The SDRPMP does not dictate where public parks occur. Population-based park requirements for the River Park Mission Gorge will be based on the General Plan standards and the proposed build-out of the development proposal. The design of the park will be based on public workshops per Council Policy 600-33.

L-23 Relocating the Mission Gorge Trunk Sewer in accordance with Council Policies 400-13 and 400-14 is outside the scope of the San Diego River Park Master Plan. In accordance with Council Policy 400-14 a Redirection of Flow Study was conducted by the Public Utilities Department in 2005 for the Mission Gorge Trunk Sewer analyzing whether or not the sewer could be redirected out of the canyon. Based on the criteria stated in Council Policies, the study concluded that it would be economically infeasible to redirect or partially redirect the sewer, and a recommendation was made to leave the sewer in place and provide a permanent sewer access plan (per Council Policy 400-13) in Mission Gorge Canyon. In addition, if a project along this alignment is submitted to the Development Services Department, a thorough review in accordance with CEQA will be required pursuant to CEQA Guidelines Section 15004

L-24 Relocating the Mission Gorge Trunk Sewer in accordance with Council Policies 400-13 and 400-14 is outside the scope of the San Diego River Park Master Plan. See response to comment L-23.

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trunk main has been in place since 1963, and it is most likely near the end of its design life. It could very well be currently leaking effluent into the San Diego River riverbed and/or it may be exceeding its design capacity. In our opinion, planning and construction of a relocated main should be a top priority for MWWD and the City. L-24 Cont

Our suggestion would be to investigate the installation of a pump station near the boundary line between our property and Mission Trails Regional Park. The effluent could be pumped up to Mission Gorge Road, at which point it could flow westerly by gravity at normal depth. This could eliminate existing sections of the trunk main which flow through the westerly end of the RPMG site that are approximately twenty (22) feet below existing ground, and in the future would be approximately forty (40) feet below finish grade. Existing developments to the southeast of Mission Gorge Road potentially could be connected into that new trunk main as well. L-25

Another suggestion would be to investigate running the trunk sewer along the northwesterly side of the River, through the Admiral Baker Golf Course (ABGC). The existing trunk currently lies on the north side of the River as it enters the RPMG site, then swings to the south side of the River and continues through the site. As it reaches the westerly end of the site, it crosses back to the north side of the River. Since the the PEIR discusses ABCG impacts to the River, and suggests mitigation, it appears that the door is open to investigate the inclusion of the trunk sewer and the access/maintenance road/trail into the gently sloping terrain of the golf course along the bank of the River out of the RCA. L-26

In conclusion, we thank you for the opportunity to review and comment on the draft Master Plan and PEIR. Overall, we are seeking a balance between the constraints and objectives of the Master Plan, CPIOZ, and what can be done with the RPMG project (see Fact Sheet 2). Certainly, one of RPMG objectives is to gain staff's appreciation that too "narrow" a Master Plan can make it infeasible to attain all the objectives. It continues to be our opinion that the goals of both parties can only be met when a "give and take" process is in place. We look forward to working with staff on the San Diego River Park Master Plan and CPIOZ as our planning process continues. L-27

Sincerely,

Arnie Veldkamp

Enclosures: February 15, 2011 San Diego River Park MP Comment Letter
SDRP Subdistrict CPIOZ Analysis Matrix dated June 2009
Fact Sheet 2 - Project Compliance with the SDRP Master Plan

CC: Robin Shifflet, City of San Diego , Park Planning Section

RESPONSES

L-25 Relocating the Mission Gorge Trunk Sewer in accordance with Council Policies 400-13 and 400-14 is outside the scope of the San Diego River Park Master Plan. See response to comment L-23.

L-26 Relocating the Mission Gorge Trunk Sewer in accordance with Council Policies 400-13 and 400-14 is outside the scope of the San Diego River Park Master Plan. See response to comment L-23.

L-27 Comment acknowledged. As discussed further in response to comment L-7, flexibility of site development issues such as parking and building placement can be achieved through the PDP process outlined in Land Development Code, Section 143.0401. See response to comment F-1.

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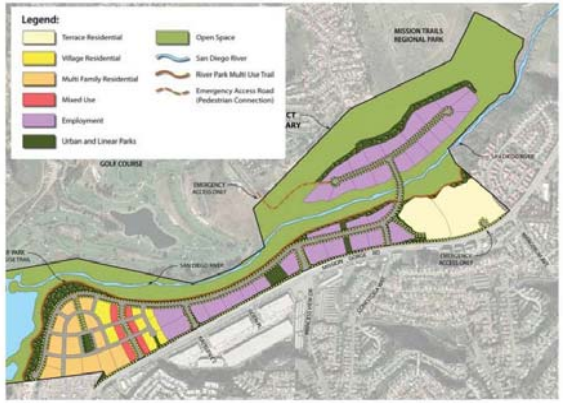
RiverPark at Mission Gorge

RIVER PARK AT MISSION GORGE **FACT SHEET 1**

A Return to the River

The San Diego River is a treasured and precious asset, a literal fountain of life in the desert that is San Diego. The river courses through Mission Trails Regional Park and then largely disappears from public view as it flows through the project site. RiverPark at Mission Gorge restores the San Diego River watercourse to its proper place of prominence and importance by removing inappropriate uses, stabilizing its flow during storm events, and adding over 180 acres of open space on both banks finally opening the enjoyment of the river to the public - a benefit that has been denied the residents of the community for over 80 years.



RiverPark is a proposed mixed use, full-service community centered on the San Diego River. RiverPark places particular emphasis on opening up the San Diego River to unprecedented visual and physical access. For the first time, local residents will be invited to cross Mission Gorge Road and enjoy walking to, cycling past, picnicing next to, and driving along, the San Diego River. Located immediately adjacent to the river in the community of Grantville, RiverPark takes advantage of its surroundings by celebrating the river watercourse as a focal point and embracing public access to this regional asset as a design directive. RiverPark includes a range of compatible land uses, linked together with a network of comprehensive pedestrian-friendly attributes. The result will be a vibrant community that will provide new opportunities as a place to live, work and interact in harmony with the river.

A New Regional Park

RiverPark includes nearly 200 acres new open spaces for the enjoyment of all citizens. RiverPark includes over four miles of 12-foot wide paved pathway adjacent to the colors, aromas, wildlife, sounds and sights of the San Diego River. The new parks along the river's edge will allow residents and neighbors to enjoy picnics and other passive recreational activities.

The following Fact Sheets and SDRP Subdistrict CPIOZ Analysis from 2009 were included as attachments to the JJB Land Company comment letter for reference. No response is necessary.

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Visual access will be provided as new streets and open space "View Corridors" throughout RiverPark will invite Mission Gorge Road motorists and pedestrians to take in the broad sweep of the San Diego River valley, framed by contemporary development that replaces the clutter of impound lots and storage yards there today with modern new offices and vivid open spaces. A new "River Road" along the southern edge of the San Diego River creates direct public access and parking for neighbors and visitors, and allows everyone a chance to enjoy a welcome respite from their daily routine as they motor along the riverside.

A Center of Commerce

Along with the open spaces, RiverPark includes homes, jobs, shopping and public spaces to create a complete vibrant, walkable community. RiverPark includes approximately one million square feet of business park/office/research and development floor space - a job generating district to help attract new investment and create desirable employment options for the San Diego region.

A New Neighborhood

New residences are included to meet San Diego's growing housing needs. The plan includes a diverse mix of housing, and will provide opportunities for people to live close to jobs. The plan also includes an opportunity for senior housing.

An Attractive Center of the Community

RiverPark Place will be a neighborhood cafe and dining destination. RiverPark will also include convenient services - a place to meet for residents and neighbors near the banks of the San Diego River. Residences will be incorporated into the shopping district to ensure that it becomes a vibrant and unique community asset rich in texture and experience.

The Process

Approval of this plan will require an amendment to both the Navajo and Tierrasanta Community Plans. An Environmental Impact Report will be prepared that assesses potential impacts that could result from development, as well as proposed mitigation measures including a Public facilities Financing Plan or similar financing methods to address these impacts. The final decision rests with San Diego City Council.

We commit to work in harmony with neighbors and community groups throughout this process to ensure that RiverPark at Mission Gorge is a positive and welcome new chapter in the rich history of this area.

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* Please contact: Kristen Byrne (619) 682-3841 kristen@mjemarketing.com

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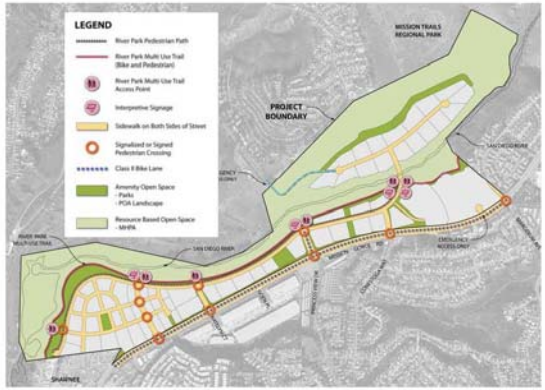
RiverPark at Mission Gorge

COMPLIANCE WITH THE SAN DIEGO RIVER PARK MASTER PLAN

FACT SHEET 2

The San Diego River is a major feature of RiverPark at Mission Gorge. As such, the plan was developed with the San Diego River Park Master Plan principles in mind. While the San Diego River Park Master Plan is not yet adopted by the City of San Diego, RiverPark at Mission Gorge includes a number of features that will implement the principles of the plan.



- **RiverPark cleans up and restores the hydrologic function to the river:**
  - Restores 10,320 linear feet of the San Diego River watercourse.
  - Removes 8*acres of the invasive giant reed Arundo that chokes the riverbanks.
  - Improves water quality.
- **RiverPark reclaims the valley as a common:**
  - Design standards that create harmony between public and private land uses.
  - Landscaping that encourages pedestrian movement, socialization, and sidewalks, trails and pathways that serve as an alternative to use of the automobile.
  - A river corridor that encourages shared experiences and reinforce that valley as a common space to be shared and enjoyed with others.
  - Will accommodate walkers, runners, and cyclists.
- **RiverPark unifies fragmented lands:**
  - Streetscapes, open spaces, and public realm will unify the residences, offices, retail shops, and industrial users of RiverPark.
  - A restricted list of permitted land uses unify its communities into a harmonious full spectrum living and working environment.
- **RiverPark emphasize a continuum of experience:**
  - Networked biking, hiking, walking, nature, dining, shopping, living spaces, work places and parks.

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- **RiverPark reveals and celebrates the valley history:**
  - Identifying the "historic flume" and protecting it for future research.
  - Interpretive displays that tell the San Diego River story.

- **RiverPark reorients development toward the river:**
  - Design takes cues from the forms and materials lining the river, scaling and orienting new buildings to complement, not compete with, the San Diego River.
  - View corridors and graduated height restrictions and setbacks that help frame and protect viewsheds to the valleys and mountains beyond.
  - Service areas, delivery, parking, and mechanical devices, will be screened from view and/or located away from the river side of a building or complex.
  - Currently the river watercourse is hidden from public view, ignored by existing adjacent enterprises. RiverPark will remove the current patchwork of businesses and replace them with a unified master-planned community where the river is a focus, a point-of-emphasis and a matter-of-pride.
  - RiverPark celebrates the river by restoring the river corridor and orienting occupied offices of businesses and the living spaces of residences toward the river, programming, through the adoption of Design Standards, building placement and exterior treatment that places plazas, patios, lawns, entrances, balconies and windows toward the river.
  - The installation of River Road will afford all citizens of the region an unprecedented opportunity to drive along, park next to, and get out and experience, the river.
  - The public will be entreated to a continuous set of trails through 180-acres of open spaces that shield the river from intrusions and flank the watercourse with natural vegetation.

- **RiverPark exceeds the "Superior Mine Development" recommendations.**
  - RiverPark will eliminate a wide range of inappropriate uses, devote half of its acreage to open space, create physical and visual links to the San Diego River and Mission Trails Regional Park, restore habitat, remove invasive species, and provide opportunities for citizens to live and work next to the San Diego River.
  - RiverPark includes an open space and park amenity that is accessible and usable by the public and provides access, both physically and visually, to the river; RiverPark proposes over 180 acres to be so designated.

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RiverPark at Mission Gorge

COMPLIANCE WITH SANDAG SMART GROWTH CRITERIA

FACT SHEET 3

SANDAG, the regional planning agency for San Diego County, has developed a "Smart Growth Score Card" that assesses how well proposed projects embrace the principles of smart growth. RiverPark at Mission Gorge will create a community that integrates housing, employment, retail, recreation and open space. More than half of its land will be open space and parkland and RiverPark will restore nearly two miles of the San Diego River. RiverPark will encourage residents to drive less and walk more.

- **SANDAG Smart Growth Guideline 1- Does the project provide a mix of land uses?**
  RiverPark at Mission Gorge proposes a mix of integrated land uses, including multi-family housing, employment, neighborhood shopping and dining, recreational parks, trails and natural open space.

- **SANDAG Smart Growth Guideline 2 - Are everyday destinations, such as grocery stores, restaurants and schools, located within 1/2 mile of the proposed project?**
  RiverPark at Mission Gorge is located close to many existing restaurants, shops and grocery stores within 1/2 mille. RiverPark will also include shops and restaurants "on-site" as part of RiverPark Place, the mixed-use town center.

- **SANDAG Smart Growth Guideline 3 - Does the plan establish a consistent street edge?**
  RiverPark at Mission Gorge Design Standards includes requirements for uniform setbacks to establish a consistent street edge and an attractive pedestrian environment.

- **SANDAG Smart Growth Guideline 4 - Do the proposed buildings present visually interesting street frontages?**
  RiverPark at Mission Gorge Design Standards will guide development that fits the setting and respects the human scale. Variations in building elevations, wall transparency (use of windows and arcades), and design elements are called for to make street frontages visually interesting and attractive to pedestrians.

- **SANDAG Smart Growth Guideline 5 - Does the project respect the site's original topography and highlight natural features in the existing landscape?**
  RiverPark at Mission Gorge will restore nearly two miles of the San Diego River and will orient development toward the river to highlight this natural resource.

- **SANDAG Smart Growth Guideline 6 - Does the project use "green building" design techniques for construction and operation practices, energy and water use efficiency, and the provision of healthy building spaces?**
  - RiverPark at Mission Gorge will use a number of "green building" techniques to achieve a sustainable design:
  - Design standards will encourage building practices that adhere to LEED certification and Green Practices.
  - At least 70 percent of construction waste will be reused or recycled.
  - Most of the landscaping will be drought resistant to minimize the use of water.
  - At least 5 percent of the materials used in the project will be salvaged, refurbished or reused.
  - Buildings will be designed to maximize natural daylight.
  - Trees and shade structures will provide shade for buildings and paved areas.
  - The use of swales and pervious paving will naturally detain and filter stormwater runoff to improve water quality. Permeable surfaces will be used wherever possible, and are proposed for use in public rights-of-way.

- **SANDAG Smart Growth Guideline 7 - Does the project provide access for all people, regardless of their level of mobility?**
  RiverPark at Mission Gorge will provide access for people of all levels of mobility throughout the site and buildings:
  - Parking spaces for people with disabilities will be located as close as possible to accessible building entrances.

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- **SANDAG Smart Growth Guideline 8 - Does the project provide street connectivity for vehicles, bicyclists, and pedestrians?**

  RiverPark at Mission Gorge was designed to enhance connectivity within the project and with adjacent properties:
  - The internal street network will connect with Mission Gorge Road at several locations.
  - Roads will connect with adjacent properties to the south and trail connections.
  - "River Road" connects land uses within the project and provides enhanced physical and visual access to the river.
  - All streets within the project are designed for vehicle speeds of 25 miles per hour or less.
  - Bicycle parking will be provided in many locations throughout RiverPark.

- **SANDAG Smart Growth Guideline 9 - Does the project provide adequate sidewalks, pedestrian-friendly streetscapes and a safe environment for pedestrians?**

  RiverPark at Mission Gorge was designed with pedestrians in mind:
  - Every street will have a sidewalk and/or trail on both sides of the san Diego River.
  - Free standing trails have a width of at least 12 feet to allow comfortable simultaneous two-way use.
  - Wide sidewalks, shade-trees and street furniture will be incorporated into every street in the project to provide an inviting pedestrian environment.
  - Several improved signalized intersections with medians and crosswalks will help the pedestrian cross Mission Gorge Road.
  - Attractive street furniture, such as benches and trash cans, will be located within sidewalk areas.
  - Trails, bike lanes, paseos and paths throughout the project will encourage residents to walk and ride bicycles.
  - Outdoor dining and shops in the mixed-use village will provide an interesting, socially interactive environment.
  - A trail network will provide direct pedestrian access to the San Diego River within over180 acres of open space.

- **SANDAG Smart Growth Guideline 10 - Will the majority of the residents or employees in the proposed project be able to safely reach existing or planned public transit stops?**

  RiverPark at Mission Gorge will coordinate with transit providers to provide high-quality passenger amenities.

- **SANDAG Smart Growth Guideline 11 - Does the project provide easy pedestrian access to nearby parks, public open spaces and civic buildings?**

  RiverPark at Mission Gorge community will be within a safe ¼-mile walk to a park, or a ½-mile walk to multiple parks. Three intersections at Mission Gorge Road will be redesigned to create pedestrian-oriented signalized crossings.

- **SANDAG Smart Growth Guideline 12 - Will the project create plazas, seating areas or other spaces?**

  Plazas will also be integrated with surrounding buildings, and many will include opportunities for special design features such as public art, high-quality furniture and attractive paving.

- **SANDAG Smart Growth Guideline 13 - Is off-street parking within the project designed and located to maintain pedestrian friendly environments?**

  Parking will be designed and located to maintain safe, pedestrian- and bicycle-friendly streets and to avoid conflicts between pedestrians, bicycles and vehicles. Most surface parking lots will be located behind buildings or will be screened from public view with a landscaped buffer or an attractive low wall.

- **SANDAG Smart Growth Guideline 14 - Does the project incorporate strategies to reduce parking demand, such as shared parking, car-sharing pods and unbundled parking?**

  Some parking areas are located for shared use between daytime, evening and weekend activities. The mixed-use RiverPark Place neighborhood will reduce parking demand with its pedestrian-oriented design that reduces vehicle trips.

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SDRP SUBDISTRICT CPIOZ ANALYSIS

June 2009

Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
1	**INDUSTRIAL AND COMMERCIAL ZONE**		INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	*Residential and Mixed Uses have different characteristics from Office and Industrial uses, some of these are considered more desirable such as the security of buildings occupied 24 hours a day overlooking the San Diego River, socialization opportunities, and they create a constituency for the care and maintenance of the land. Separate standards are, therefore, recommended.*
2	**River Corridor Area**	Floodway	Floodway + 35' river path corridor			*(DELETE) Delete reference to "River Path Corridor" because it might not be possible, or desirable, to install a "path" within this area due to topographic constraints, engineering challenges, presence of sensitive habitat, archeological sites, a significant stands of trees or other design constraints.*
3	**River Influence Area**	150' from the Floodway	200' from the River Corridor Area	*San Diego River Park Implementation Overlay Zone* to include the Floodway, plus 75 feet.	*San Diego River Park Implementation Overlay Zone* to include the Floodway, plus 75 feet.	*A 200-foot could over-reach and impact properties remote from the San Diego Riverfront setting. A 75-foot width is more focussed in addressing adjacencies to the river. The term "San Diego River Park Implementation Overlay Zone" would be a better description of the purpose and intent of the overlay.*
				The following regulations apply within the San Diego River Park Implementation Overlay Zone (SDRPIOZ):		*Adoption of the title "San Diego River Park Implementation Overlay Zone" is more reflective of the purpose of the overlay.*
4	**Building Setback Adjacent to the River**	All structures within 150 feet of the San Diego River's 100-year floodway shall be designed to step back from the floodway so that low story buildings are adjacent to the river with the higher stories tiered away from the river. Buildings shall be set back or stepped back from the floodway at a ratio of one foot for each foot of building height with a minimum setback of 20 feet.	From edge of Floodway, 35' river path corridor + 10' minimum building setback	No building within 45 feet of the Floodway.	No building within 35 feet of the Floodway.	*Though this sets a minimum setback of 35 feet for buildings, the actual on-site setbacks might be greater due to the presence of a Floodplain, topographic constraints, engineering challenges, presence of sensitive habitat, archeological sites, a significant stands of trees or other design constraints.*
5			From edge of Floodway, 35' river path corridor + 10' minimum building setback (total 45' setback) = 20' building height	Maximum building height of 25 feet no closer than 45 feet from the Floodway.	Maximum building height of 40 feet no closer than 45 feet from the Floodway.	*A 25-foot maximum height is a more realistic reflection of actual construction standards and techniques.*
6			From edge of Floodway, 35' river path corridor + 20' minimum building setback (total 55' setback) = 35' building height	Maximum building height of 40 feet no closer than 55 feet from the Floodway.	Maximum building height of 72 feet no closer than 55 feet from the Floodway.	*A 40-foot maximum height is a more realistic reflection of actual construction standards and techniques.*
7			From edge of Floodway, 35' river path corridor + 30' minimum building setback (total 65' setback) = 60' building height	Maximum building height of 72 feet no closer than 65 feet from the Floodway.	Beyond 55 feet from the Floodway, the underlying zone shall govern height.	*A 72-foot maximum height is a more realistic reflection of actual construction standards and techniques.*
8			After a 70' setback from the River Corridor the height goes to the ratio of one foot for each foot of building height. After 200' setback the height goes to what the underlying code allows.	Beyond 75 feet from the Floodway, the underlying zone shall govern height.	Beyond 55 feet from the Floodway, the underlying zone shall govern height.	*Outside of the San Diego River Park Implementation Overlay Zone, the underlying zone will govern.*
9			A maximum of 50% of the building wall may be located within the setback area.			*(DELETE) Recognizing that there is underlying zoning; let the setback and articulation language of the underlying district govern these deviations.*

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Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
10	**Building Height/Setback Adjacent to Public Streets that cross the River**		10' min. setback from the property line. A maximum of 50% of the building wall may be located in the set back area.			*(DELETE) Recognizing that there is underlying zoning; let the setback and articulation language of the underlying district govern these deviations.*
11			Structures over 30' in height shall be set back or stepped back an additional one foot for each foot of building height over 30' up to a maximum height of 50'			*(DELETE) Recognizing that there is underlying zoning; let the setback and articulation language of the underlying district govern these deviations.*
12			Where the river and the street setbacks overlap, the SDRP CPIOZ requirements of the river setback shall prevail	Where the provisions of the *San Diego River Park Implementation Overlay Zone* conflict with the underlying zoning, the *San Diego River Park Implementation Overlay Zone* shall prevail.	Where the provisions of the *San Diego River Park Implementation Overlay Zone* conflict with the underlying zoning, the *San Diego River Park Implementation Overlay Zone* shall prevail.	
13	**Floor Area Ratio (FAR)**	New development processed under ministerial (CPIOZ Type A) review shall not exceed a floor area ratio of 1.0. Development proposals that exceed a floor area ratio of 1.0 shall apply for a discretionary permit. The discretionary review process should address; 1) the design and fit of the project in relation to surrounding development, including conformance with the design guidelines of this Industrial Element; 2) the ability of Mission Gorge Road and adjacent streets in Grantville to accommodate additional travel demand; and 3) the opportunity for instituting travel demand management strategies such as participation in a transportation management association. shall not exceed a FAR of 1.0	No change	A maximum Floor Area Ratio (FAR) of 1.0 shall apply to commercial and industrial buildings within the *San Diego River Park Implementation Overlay Zone*	A maximum Floor Area Ratio (FAR) of 2.0 shall apply to residential and mixed-use buildings within the *San Diego River Park Implementation Overlay Zone*	*A greater FAR for residential and mixed-use will encourage residential and mixed-use development near the river as a preferable choice over office and industrial uses.*
16	**Building Massing Adjacent to the River**		To create slim forms or building orientations that afford views of the river, orient the short side of the building parallel to the river and the long side perpendicular to the river	The design and orientation of buildings, especially those in clusters, should create access and view corridors to the San Diego River.	The design and orientation of buildings, especially those in clusters, should create access and view corridors to the San Diego River.	*Allow the design review process and the provisions of the underlying zone govern this design attribute. The short side may not be possible due to the first floor configuration.*
17	**Building Transparency**		Building façade facing the river min. 40% of the total façade area to be transparent and devoted to active uses at grade such as pedestrian entrances, lobby, café, living rooms, etc.	The first ground floor elevation facing the river shall be a minimum 50% transparent. The remaining elevation facing the river shall be a minimum 50% transparent for office buildings and 30% transparent for industrial buildings.	The first ground floor elevation facing the river shall be a minimum 50% transparent. The remaining elevation facing the river shall be a minimum 50% transparent for residential and mixed use buildings.	*This revision proposes an emphasis on the first ground floor because that is the elevation closest to the San Diego River and pedestrians. Additional transparency has been applied to residential, mixed use and office uses, recognizing industrial buildings sometimes require less transparency in order to function.*
18			Any building which faces a street that crosses the river shall have a min. 30% of the total façade transparent and devoted to active uses at grade			*(DELETE) Allow the design review process and the provisions of the underlying zone govern this design attribute.*
19			Buildings within 70 feet of the River Corridor shall orient a primary façade or its equal in design and material quality toward the River Corridor	Buildings shall orient a primary elevation or its equal in design and material quality toward the San Diego River.	Buildings shall orient a primary elevation or its equal in design and material quality toward the San Diego River.	

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COMMENT LETTER L

Item	DESCRIPTION (per City Staff 12/18/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
20	**Reflectivity**	No more than 30 percent of any single elevation of a building's exterior may be constructed of a material with a light reflectivity factor greater than 25 percent.	No change	No more than 30 percent of any single elevation of a building's exterior may be constructed of a material with a light reflectivity factor greater than 25 percent.	No more than 30 percent of any single elevation of a building's exterior may be constructed of a material with a light reflectivity factor greater than 25 percent.	*(NO CHANGE)*
21	**Equipment Enclosure**	All mechanical equipment and appurtenances shall be screened on all sides so that they appear to be an integral part of the overall architectural design of the building. The screening may include grillwork, louvers, or latticework. Wind generated turbines shall not be screened but shall be painted to match the rooftop color. No merchandise, material or equipment shall be stored or displayed on the roof of any building.	No equipment enclosure between the building wall and the river	All mechanical equipment and appurtenances shall be screened on all sides so that they appear to be an integral part of the overall design of the building. No intake or exhaust fans shall be placed on the San Diego River side of the building, except on the roof, and must be screened.	Il mechanical equipment and appurtenances shall be screened on all sides so that they appear to be an integral part of the overall design of the building. No intake or exhaust fans shall be placed on the San Diego River side of the building, except on the roof, and must be screened.	*It might be necessary, as dictated by utility providers, or for other design considerations, to place equipment on the river side. In that instance the equipment is to be screened. Noise generating fans are to be placed in locations remote from pedestrians on the San Diego River.*
22	**Outdoor Storage**	Outdoor storage areas shall be located in interior side or rear yards only, except that no outdoor storage area shall be located between the building wall line and the San Diego River. Outdoor storage areas shall be screened with a solid six-foot fence or wall or an enclosed structure. All such fences, walls or structures shall be of a similar material and color as the main building. No material or equipment shall exceed the height of the fence, wall or structure. Outdoor display of the following merchandise sold on the premises shall not be subject to the storage requirements above but shall meet the landscaping requirements for vehicular use areas of the Citywide Landscape Ordinance: Automobiles (usable) Boats (usable) Trailers Equipment and tools Artwork and pottery Flowers and plants	No change	Outdoor storage areas shall be screened on all sides so that they appear to be an integral part of the overall design of the building. Outdoor storage areas shall be screened with a solid wall or an enclosed structure. All such walls or structures shall be of a similar material and color as the main building. No material or equipment shall exceed the height of the wall or structure.	Outdoor storage areas shall be screened on all sides so that they appear to be an integral part of the overall design of the building. Outdoor storage areas shall be screened with a solid wall or an enclosed structure. All such walls or structures shall be of a similar material and color as the main building. No material or equipment shall exceed the height of the wall or structure. For mixed-use buildings with first floor retail, outdoor display of the following merchandise sold on the premises shall not be subject to the storage requirements above but shall meet the landscaping requirements of the Citywide Landscape Ordinance: Artwork and pottery Flowers and plants Fruits and Vegetables	*The storage of "Automobiles (usable), Boats (usable), Trailers, and Equipment and tools" is incompatible with the San Diego River and has been eliminated as an option. Also, "Fruits and Vegetables" have been added as an eligible outdoor merchandise display candidate for mixed use buildings.*
23	**Loading Areas**	Loading and service areas shall be located in interior side or rear yards only, except that no loading or service area shall be located between the building wall line and the San Diego River.	No change	Loading and service areas shall be located in interior side or rear yards only, except that no loading or service area shall be located between the building wall line and the San Diego River.	Loading and service areas shall be located in interior side or rear yards only, except that no loading or service area shall be located between the building wall line and the San Diego River.	*(NO CHANGE)*

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COMMENTS | RESPONSES

COMMENT LETTER L

Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
24	**Refuse Collection Area**	Refuse collection areas shall be located in interior side or rear yards only, except that no refuse collection area shall be located between the building wall line and the San Diego River. Refuse collection areas shall be screened with a solid six-foot fence or wall or an enclosed structure. All such fences, walls or structures shall be of a similar material and color as the main building. Deposited refuse shall not be visible from outside the refuse screening.	No change	Refuse collection areas shall be screened with a solid wall or an enclosed structure. All such walls or structures shall be of a similar material and color as the main building. Refuse collection areas shall be screened with a solid six-foot wall or an enclosed structure. All such fences, walls or structures shall be of a similar material and color as the main building. Deposited refuse shall not be visible from outside the refuse screening.	Refuse collection areas shall be screened with a solid wall or an enclosed structure. All such walls or structures shall be of a similar material and color as the main building. Refuse collection areas shall be screened with a solid six-foot wall or an enclosed structure. All such fences, walls or structures shall be of a similar material and color as the main building. Deposited refuse shall not be visible from outside the refuse screening.	*Concerns for durability prompted the removal of "fences" as a screening option.*
25	**Parking Requirements**	No parking area shall be located between the building wall line and the San Diego River unless a landscape buffer is provided between the parking area and the required setback from the river. The landscape buffer shall be a minimum of eight feet wide and shall be planted in accordance with Sections 101.0706.A.6. and C. of the Citywide Landscape Ordinance; however, in no case shall the minimum landscape area width of eight feet be reduced by the use of a site wall. Off-street parking shall be provided by use as follows: For wholesale, distribution and manufacturing uses: 1/1500 For business and professional offices: 1/300 For medical and dental facilities: 1/250 For commercial uses that take access from Mission Gorge Road: 1/250 For all other commercial uses: 1/300 These parking requirements shall replace the parking area requirement of the M-1B and M-1A zones (Municipal Code Sections 101.0435.2B and 101.0436B). If the citywide industrial parking requirements are revised, the new standards will replace those identified above.	No (surface) parking area between the building wall and the river. No (surface) parking between the building wall and a street that crosses the river	No (surface) parking area between the building wall and the river. Parking that flanks a building shall be no closer to the river than any part of the building. Parking ratios and methods of screening and landscape requirements shall be per the Municipal Code.	No (surface) parking area between the building wall and the river. Parking that flanks a building shall be no closer to the river than any part of the building. Parking ratios and methods of screening and landscape requirements shall be per the Municipal Code. Parking should be buffered at grade by other housing units that face the river, by residences, lobbies and foyers, common areas, community facilities or landscaping.	*Delete specifics of parking ratios because over time these can become outdated or updated.* *Employee parking areas should be be conceived*
26	**Parking Structures**		No parking structures between the building wall and the river. If parking structures are located below the building they will be screened by active uses of the building such as retail, café, gyms, residential, etc.	Parking structures between the building wall and the San Diego River shall have ground floor retail or similar active uses (not storage). Elevations of parking structures facing the San Diego River shall exhibit a design that disguises the use of the building as a parking structure.	Parking structures between the building wall and the San Diego River shall have occupied active first floors that exhibit 50% transparency. Elevations of parking structures facing the San Diego River shall exhibit a design that disguises the use of the building as a parking structure.	*Parking structures are allowed if they have active first floors along the San Diego River and if their architectural treatment disguises their parking garage function. This creates an active pedestrian-level riverfront setting yet also allows designers to meet parking requirements on-site with sensitivity to the riverfront setting.*
27	**Curb Cut and Driveways**	On Mission Gorge Road, south of Friars Road, one curb cut shall be permitted for each lot with frontage on Mission Gorge Road. One additional curb cut may be permitted for each 150 feet of frontage on Mission Gorge Road. No driveway shall exceed a width of 25 feet measured at the property line. On Mission Gorge Road, north of Friars Road, curb cuts shall be in conformance with the Street Design Manual standards for primary arterials.	No curb cuts and driveways between the building wall and the river	Driveways between the building wall and the San Diego River are allowed if required by the San Diego Fire Department.	Driveways between the building wall and the San Diego River are allowed if required by the San Diego Fire Department.	*Driveways might have to be allowed when required for fire safety purposes.*

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COMMENTS

RESPONSES

COMMENT LETTER L

Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
28	**Pedestrian Access**	A continuous ten-foot minimum width pedestrian/ bicycle path shall be provided along the San Diego River frontage within the 20-foot minimum setback.	A continuous 14' wide ped/bike path within the 35' River Corridor setback	The project shall accommodate pedestrian and bicycle access within the river trail network. Where constraints do not allow a full 12-foot-wide trail, pedestrians and bicyclists shall be accommodated through the site by means of the sidewalk and roadway system, or a pairing of non-contiguous dedicated single-use trails.	The project shall accommodate pedestrian and bicycle access within the river trail network. Where constraints do not allow a full 12-foot-wide trail, pedestrians and bicyclists shall be accommodated through the site by means of the sidewalk and roadway system, or a pairing of non-contiguous dedicated single-use trails	*A 12-foot wide trail is adequate to accommodate pedestrians and cyclists while reducing the amount of paving and maintenance that a 14-foot wide trail would require. In some instances the installation of a trail will not be possible or desirable due to topographic constraints, engineering challenges, presence of sensitive habitat, archeological sites, a significant stands of trees or other design constraints. Therefore, options should be available to address gaps in the trail network while recognizing the innate restrictions of some site characteristics to placing a trail adjacent to the river.*
29		All structures within 150 feet of the San Diego River's 100-year floodway shall provide at least one pedestrian entrance from the structure to the river path.	No change	Any building or project developed within the *San Diego River Park Implementation Overlay Zone* is to provide pedestrian access to the overall San Diego River trails network.	Any building or project developed within the *San Diego River Park Implementation Overlay Zone* is to provide pedestrian access to the overall San Diego River trails network.	*Recognize that the trail system might not be contiguous to the project site.*
30			One pedestrian path from public street to river pathway for each parcel			*(DELETE) Allow the other provisions in this set of regulations to assure that river access is attained in the frequency and by the means best suited to each individual site.*
31			Two pedestrian paths from public street to river pathway if parcel is over 1,000' long			*(DELETE) Allow the other provisions in this set of regulations to assure that river access is attained in the frequency and by the means best suited to each individual site.*
32	**Signs**	Signs shall be in conformance with the Citywide Sign Regulations (Municipal Code Section 101.1100) with the following exceptions: Ground signs other than monument signs shall not be permitted in the industrial zones except on lots that have frontage on Mission Gorge Road or the southerly 500 feet of Fairmount Avenue (i.e., 500 feet south of the intersection of Mission Gorge Road and Fairmount Avenue). Monument signs shall not exceed a height of six feet. On Mission Gorge Road, ground signs shall not exceed the height of the building or the citywide height limit of 30 feet, whichever is less, unless they meet the definition of freeway oriented signs in Municipal Code Section 101.1101.56. A landscaped area shall be provided at the base of all ground signs. The size of the landscaped area shall be equal to or greater than the area of the sign face.	No change	Buildings and projects are to calculate all allowed signs in accordance with the Municipal Code and the underlying zone. For office and industrial buildings the amount, size, and height of allowed signs shall be 75% of that which would be otherwise allowed.	Buildings and projects are to calculate all allowed signs in accordance with the Municipal Code and the underlying zone. For residential and mixed use buildings the amount, size and height of allowed signs shall be 50% of that which would be otherwise allowed.	*Allow the Municipal Code to provide standards, then reduce the amount, size and height of allowed signs out of deference to the riverfront setting.*
33			Adjacent to the river, all signs attached to the building shall be no taller than a max. of 15'			*(DELETE) Item 32 accounts for this.*
34			Adjacent to the river, all ground signs shall be monument signs and not exceed 5' in height and shall be within a landscape area equal to. Or greater than, the face of the sign.			*(DELETE) Item 32 accounts for this.*

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COMMENT LETTER L

Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
35			All signs facing the river, shall be face-lit with shielded down lights to avoid night sky light pollution or internally lit, shielded reverse pan channel type signs	Signs shall comply with an approved comprehensive riverfront sign program that recognizes the varied riverfront settings and takes into account the range of signs appropriate to specific settings and sites.	Signs shall comply with an approved comprehensive riverfront sign program that recognizes the varied riverfront settings and takes into account the range of signs appropriate to specific settings and sites.	*The San Diego River's course travels through rural settings, urban areas, and other land uses. Sign regulations should allow the minimal range necessary to protect the character and ecology of the riverfront environment, but enough of a range to serve the various circumstances encountered along the reach of the river.*
36	**Landscape**	Landscape per the City wide Landscape Ordinance	No change	Landscape per the Municipal Code or as approved by the City of San Diego per specific landscape plans associated with specific development projects.	Landscape per the Municipal Code or as approved by the City of San Diego per specific landscape plans associated with specific development projects.	*In some instances a specific landscape palette developed for a project could be more responsive to the local character and situation and should be allowed to be used instead of the Municipal Code standards.*
37		Street trees in the right of way to be per the list in the community plan	No change	Street trees in the right of way to be per the list in the community plan or as approved by the City of San Diego.	Street trees in the right of way to be per the list in the community plan or as approved by the City of San Diego.	*In some instances a specific street tree palette developed for a project could be more responsive to the local character and situation and should be allowed to be used instead of the Municipal Code or community plan standards.*
38			Within the River Corridor, area native plants that correspond to the existing biology of that area	A mixture of native plants as approved by the City of San Diego.	A mixture of native plants as approved by the City of San Diego.	*Allow local characteristics and systems to be taken into account by means of an approved planting plan.*
39			Public parks may extend lawn areas to the River Corridor pathway that abuts the building setback.			*(DELETE) Do not see the reason for this item. Would this have been otherwise prohibited? Also, why promote something additional that requires irrigation?*
40			Within the River Influence area adjacent to the river, 50% of the landscaping shall be native plants that compliment the native landscape of the River Corridor. The remaining 50% shall be non-invasive drought tolerant plants that compliment the native plants.			*(DELETE) This appears to be covered by Item 38. In some instances a specific landscape palette developed for a project is more responsive to the local character and situation and should be allowed to be used instead of the 50/50 mixed required in this item.*
41	**Lighting**		All lighting adjacent to the river shall be provided by full cut-off, down-cast lighting. No uplighting or unshielded lighting is allowed	Lighting shall comply with an approved comprehensive riverfront lighting program that recognizes the varied riverfront settings and takes into account the range of lighting appropriate to specific settings and sites. Security lighting shall be only the minimum necessary and shall be motion-activated only.	Lighting shall comply with an approved comprehensive riverfront lighting program that recognizes the varied riverfront settings and takes into account the range of lighting appropriate to specific settings and sites. Security lighting shall be only the minimum necessary and shall be motion-activated only.	*Illumination should be minimal to protect the character and ecology of the riverfront environment. The San Diego River's course travels through rural settings, urban areas, and other land uses. Lighting regulations should minimize lighting to protect the character and ecology of the riverfront environment, but allow enough lighting to serve the various circumstances encountered along the reach of the river.*
42	**INDUSTRIAL ZONE (Additional Development Regulations)**					*(DELETE) This is not necessary since we propose two separate columns that includes an exclusive Industrial/Office category.*
43	**Offsetting Planes and Façade Variations**	Any building facing the river shall have a minimum of 3 offset building planes or 3 distinct building façade variations, or a combination of offset building planes and façade variations which meet the intent of this requirement	No change	In order to reduce the impact of the bulk and mass of a structure, any building shall have offset building planes or distinct building façade variations.	In order to reduce the impact of the bulk and mass of a structure, any building shall have offset building planes or distinct building façade variations.	*All buildings are subject to, at a minimum, an individual design review at the City staff level. The proposed Rick Urban Design general directive prompts the designer to be aware of concerns regarding the appearance of the building, especially the impact of unmitigated bulk, mass and scale, on a pedestrian-oriented setting, without precise demands that constrict creativity.*

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COMMENT LETTER N

Item	DESCRIPTION (per City Staff 12/10/08)	EXISTING NAVAJO CPIOZ	SDRP SUBDISTRICT CPIOZ (per City Staff 12/10/08)	SDRP SUBDISTRICT CPIOZ (Rick Urban Design Recommendations)		COMMENTS
			INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND MIXED USE	INDUSTRIAL & OFFICE	RESIDENTIAL & MIXED USE	
44		Any building facade which faces a public street or the San Diego River shall have a minimum of three offset building planes or three distinct building facade variations, or a combination of offset building planes and facade variations which meets the intent of this requirement. An offset building plane is distinguished by an average horizontal or vertical difference of two feet measured perpendicular to the adjacent plane. Each offset plane shall constitute at least 20 percent, but not more than 50 percent of each building facade. A building facade variation is distinguished by a distinct change in materials, textures, colors, or any combination thereof. Each variation shall constitute at least 20 percent, but not more than 50 percent of each building facade.		Stairs, entries, structural elements and projections of non-reflective glazing and landscaping are to be used on the first floor to add modulation and articulation to the parts of the building that the pedestrian on the river experiences. Design variety at the ground level can be achieved by the use of design features such as stairs, entries, stoops, arcades, and rusticated materials and landscaping on the ground, in planters, on terraces, and with vines that climb trellises, and climb walls.	Stairs, entries, structural elements and projections of non-reflective glazing and landscaping are to be used on the first floor to add modulation and articulation to the parts of the building that the pedestrian on the river experiences. Design variety at the ground level can be achieved by the use of design features such as stairs, entries, stoops, porches, and rusticated materials and landscaping on the ground, in planters, on terraces, and with vines that climb trellises, and climb walls.	*The character and visual massing and orientation of the building base is critical to establishing human scale along the river. To create a pedestrian-friendly environment building massing should be modulated and orientated to stimulate interest and visual variety.*
45		A building façade variation is distinguished by a distinct change in materials, texture, colors, or any combination thereof. Each variation shall constitute at least 20%, but not more that 60% of each building facade.				*(DELETE) Item #43 covers this subject.*
46	**OPEN SPACE (New category suggested by Rick Urban Design)**			Each parcel shall have space devoted to publicly accessible open space that is open to the sky.		*Open space within each development shall be primarily oriented toward the river through publicly accessible landscaped courtyards, passes, plazas, and arcades.*

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COMMENTS	RESPONSES
COMMENT LETTER L SUPERIOR READY MIX CONCRETE L.P. 1508 W. MISSION ROAD ESCONDIDO, CA 92029 (760) 745-0556, (760) 740-9556 (fax) February 15, 2011 Mr. Bill Anderson Deputy Chief Operating Officer Executive Director of City Planning and Development City of San Diego 202 C Street, MS 9A San Diego, CA 92101-3864 SUBJECT: SAN DIEGO RIVER PARK MASTER PLAN Dear Mr. Anderson: As the single largest landowner in the Grantville Redevelopment Plan Area, we have reviewed the draft San Diego River Park Master Plan (Plan) currently being written by the City and now out for public review and comment. As you know, we have been actively pursuing the development of our property since Councilman Madaffer approached us in 2005 when he assembled the Plan Area. It was his vision that recognized the ability of the Superior Ready Mix Concrete Site to enhance the character of the Grantville Community through redevelopment, particularly along the upper Mission Gorge Road area. Since our property includes approximately 2 miles of the San Diego River, the resuscitation and rehabilitation of the river has been a core design feature of the planning and engineering work performed on our project to date. As a bit of history, of the current land-uses on our 375-acre property, a mining operation occupies approximately 20%, industrial users 30%, and open space/river corridor lands approximately 50%. With our current development proposal, the land-uses will change to represent a truly mixed-use community with light industrial, office professional, retail and residential land uses, along with a rejuvenated and expanded river corridor that offers public access.	**The following letter was submitted to the City Planning Director in 2011 and is included here as an attachment to the JJB Land Company comment letter (L) for reference. Many of the items identified in the 2011 letter have already been addressed in the current version of the Master Plan and no further response is necessary.**

COMMENT LETTER L

The organization of the Plan around "zones" is an excellent idea. In our opinion, each zone requires a different approach to the River Park planning process. What is best in Mission Valley does not necessarily make sense in other reaches. A comprehensive approach is necessary because the characteristics and scale of the river corridor change with the natural topography and soil types. Similarly, existing and future frontage developments offer unique circumstances and require different considerations; flexibility in the Plan is paramount. Acknowledgement of the "one size does not fit all" mindset was a good decision.

One of the challenges that our project met early on was that the river corridor exists in an urban realm, which continues from Friars Road up through the river's edge occupied by our existing industrial users. Our industrial lands are indeed pinched in the short distance between the river and Mission Gorge Road. Coupled with additional wetland buffers and setbacks, as the Plan suggests, site development issues such as parking and building placement create challenges that necessitate the incorporation of flexibility in the design process. Additionally, our Hydraulic and Sediment Transportation Study indicates that the river is in an "unstable flow" condition and subject to erosion and deposition through our property. Hence, our proposed redevelopment plan includes the stabilization of the river while offering a balance between the natural river environment and an urban interface.

In general, we feel that the Plan should identify how flexibility in river design v. site development should be administered. It should promote redevelopment and river rehabilitation in the same stroke, recognizing that the exaction of useable land from an owner by regulatory constraints can contribute to meeting less-than-successful goals for both parties. And, in our specific case, the City should recognize the value of providing a viable and healthy river course (with public access) as it relates to the value of providing a community with athletic fields.

Following are our specific comments on the 4.0 Design Guidelines, dated September 2010:

1) The overall guidelines appear written in a prescriptive language, rather than suggestive. It is our opinion that the guidelines should be written in a manner that City staff and developers both have a clear understanding as their goals and objectives. Perhaps a clearer description of what they are trying to prevent would be useful. The proposed guidelines should allow flexibility to address the unique circumstances and opportunities that are afforded each zone of the river corridor.

2) Section 4.3.2.2 - A. As the river carves its way into the more urban developed areas, a uniform 3:1 gradient slope along the entire frontage will be problematic.

   Not all segments of a river should have a uniform trapezoidal 3:1 side-slope. In river design, the existing river flow parameters can sometimes dictate the varying of side-slope ratios. Sometimes it makes hydraulic sense to use 2:1 side-slopes. The erosion potential of a 3:1 side-slope vs. a 2:1 side slope is quite large, causing increased deposition into the river over time. Varying the side-slope ratios makes for a far more balanced and natural river corridor setting.

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COMMENT LETTER L

The plan also suggests the use of "colored concrete" outflow structures (from the future development into the river) placed to match existing soil. This has historically proven to be a poor choice, both in function and maintenance. Ultimately, the paving gets undermined and deposited downstream (as evidenced upstream of Friars road). Creating a blend of natural stone and geogrid blanket slope protection has proven over the years to be the best solution to dissipate outlet structure flows while also providing a natural look to the river corridor.

3) Section 4.3.2.4 - B. Colored porous concrete paving for all bicycle and pedestrian paths is excessive. Where paths are in floodway areas, sediment from river overflow will constantly clog pores in the concrete eliminating its environmental benefits. Moreover, in a riverbank setting constant drying and wetting of the soil under the concrete will uplift the inflexible concrete causing cracking and a constant repair issue. Repair or replacement of colored concrete to match existing concrete is difficult if not impossible, making for an ugly quilt-like appearance forever in the future. Keep it simple.

   In the zone our property occupies, the use of ultra-wide Class I type bike paths is not commensurate with our narrow and topographically constrained reach of the river corridor. We suggest a use of scale and materials more in keeping with the nature of this zone of the river. While our project is urban in concept, the river corridor "path" system changes to a "trail" system in the Mission Trails Regional Park. We see the type and volume of traffic using the upper reach of our property as far less urban than the downstream reach.

4) Section 4.3.4.2 - Specifying exact types and colors of "furniture" at the top of the trail is too restrictive. Why not allow each park and destination along the trail to have its own personality, texture and scale? All great river trails and park have quality furnishings which are unique to the river park, and not bound to regional park standards.

5) Crime Prevention – Consider using solar call boxes in strategic locations.

6) Section 4.4.2.3 - Some parcel depths and widths in urban areas make it prohibitive to have parking a minimum of 100 feet from the river corridor. We suggest a minimum of 50 feet.

7) Section 4.4.2.7 - Locating primary facade to the river in narrow parcels is problematic. Perhaps ensuring that the facade facing the river is consistent with the overall design of the building is achievable. Some flexibility in design always creates a more artful product.

8) Section 4.2.2.9 - Public river connections at 1,000 foot intervals is problematic and should only be a goal. We suggest a goal of every 1,500 feet for our stretch of the river in this document.

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COMMENT LETTER L

9) Permitted Uses – The range of uses within the river corridor is too narrow for an urban setting such as ours and doesn't envision how development along the river can contribute to the experience. New development can make use of outdoor dining, portals to the river via observation decks, et cetera.

10) Parks – The Plan suggests that public parks should be located along the river where possible, however it does not acknowledge that community parks optimally centralized within the heart of a community (as opposed to a satellite park) are best for all. A centralized park will be enjoyed by all those living within the community simply by being located where everyone conducts most of their life's activities. A satellite park violates the planning principle of live-work-play in a single location. A satellite park will generate additional traffic and will not benefit the community as a whole.

In conclusion, we thank you for the opportunity to review and comment on the draft Plan. Overall, we are seeking a balance between the constraints and objectives of the Plan and our project (see Fact Sheet 2 attached). Certainly, one of our objectives is to gain staff's appreciation that too "narrow" a Plan can make it infeasible to attain all the Plan's objectives. It is our opinion that the goals of both parties can only be met when a flexible process is in place. We look forward to working with staff on the San Diego River Park Master Plan as our planning process continues.

Sincerely,

Arnold Veldkamp

Enclosure: Fact Sheet 2 - Project Compliance with the SDRPMP

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Comment Letter M

COMMENTS

COMMENT LETTER M

Ann Suullivan

From: pansyannie@aol.com
Sent: Monday, December 24, 2012 9:15 PM
To: DSD EAS
Subject: San Diego River Park Master Plan

General Project Information:
Project Name: SAN DIEGO RIVER PARK MASTER PLAN
Project No. 121886 / SCH No. 2009041036

I am requesting a multi-use, soft surface trail between Mission Trails Park and the City of Santee, suitable for pedestrian, bicycle and equestrian users. In addition, a soft surface trail should be planned between the Mission Trails Equestrian facility and the River Trail. A hard surface trail east of Mission Trails Park is inconsistent with the Park's Design and a two-foot wide soft surface shoulder is inadequate for equestrian users.

The San Diego River Park Plan must accommodate equestrian trail users east of Mission Trails Park! Please! M-1

I am a horsewoman, and I am excited by the idea of being able to ride my horse from East County to Mission Trails! If we do not incorporate a soft surface trail in that corridor, a class of trail users will be eliminated from enjoying the River Trail System. It would be so wonderful to be able to ride or walk or bike from Lakeside to Mission Trails, and eventually all the way to to Mission Beach!!!

Thank you!
Ann Sullivan
11275 Manzanita Road
Lakeside 92040

RESPONSES

M-1 Comment noted. Locating a soft surface pathway along the River between Mission Trails Regional Park and the City of Santee to accommodate equestrian users is outside the scope of the Master Plan and was not analyzed in the EIR. If a soft surface pathway is to be sited in this location in the future, it will require a feasibility study and further environmental analysis through review of future project-specific biology, hydrology and water quality reports to assure that the introduction of horses into this area would not result in potentially significant impacts to the avian population or the health of the River.

The following change has been made to Section 3.2.6, Plateau Reach, of the Master Plan:

B. Through a feasibility study and an associated environmental document, determine the best location for the San Diego River Park Pathway connecting Mission Trails Regional Park to the City of Santee, along with connections to West Hills Parkway. Include in the study where a soft surface trail could be provided, separate from the paved pathway, to accommodate a variety of users. ~~Build the San Diego River Park pathway on the existing berm on the north side of the river along Carlton Oaks Golf Course and provide a connection to West Hills Parkway.~~

Figure 3-9 of Chapter 3 of the PEIR has been revised to reflect this change to the Master Plan text. The modification to the Master Plan text did not necessitate any changes to the analysis or conclusions of the PEIR.

Comment Letter N

COMMENTS

COMMENT LETTER N

Bruce Robertson

From: Bruce Robertson [ehla@flash.net]
Sent: Sunday, December 23, 2012 7:18 AM
To: DSD EAS
Subject: SAN DIEGO RIVER PARK MASTER PLAN 121886

San Diego County Planning Department

The residents of Eucalyptus Hills in Lakeside started and participated in the movement to establish a river park in August 1999. The first leg was established in Lakeside, and then added to in Mission Valley in 2000. A major part of this effort was to be a multi-use trail for all to use. A trail adequate for pedestrian, bicycle and
horse rider use. The ultimate river park and trail was envisioned to run from the ocean to the mountains, over 50 miles. N-1

We encourage you to continue to work to fulfill this vision which was conceived in 1999, started in 2000, and has been added to each year since.

Sincerely,
Bruce Robertson
Eucalyptus Hills Landowners Association

RESPONSES

N-1 See response to comment M-1.

Comment Letter O

COMMENTS

COMMENT LETTER O

Cyndi Denny

From: Cyndi Denny [cdenny@barona.com]
Sent: Monday, December 24, 2012 1:35 PM
To: DSD EAS
Subject: Project Name: SAN DIEGO RIVER PARK MASTER PLAN Project No. 121886
/ SCH No. 2009041036

Dear San Diego River Coalition,

As the Lakeside Frontier Riders Club, We are requesting a multi-use, soft surface trail between
Mission Trails Park and the City of Santee, suitable for both pedestrian, bicycle and equestrian users.
In addition, a soft surface trail should be planned between the Mission Trails Equestrian facility and the
River Trail. A hard surface trail east of Mission Trails Park is inconsistent with the Park's Design and a
two-foot wide soft surface shoulder is inadequate for equestrian users.

The San Diego River Park Plan must accommodate equestrian trail users east of Mission Trails Park.

All equestrian trail and endurance riders, and respective clubs such as Lakeside Frontier Riders are
interested and excited to ride from East County to Mission Trails. We would prefer to ride it instead of
having to trailer our horses to Mission Trails. Plus many equestrian trail riders would welcome the
opportunity to ride volunteer patrol for the multi-use trail system, which the county can benefit from,
as many equestrians now ride volunteer patrol in the SD river bottom in Lakeside and Cuyamaca State
Park. O-1

We equestrians can imagine how great it would be to ride/walk/bike from Lakeside to Mission Trails
and eventually all the way to MISSION BEACH...How Wonderful for ALL classes of trailer users. Please
do NOT exclude equestrians from this River Park Master Plan.

Please be aware that failure to incorporate a soft surface trail will prevent connectivity to the county of
San Diego's Regional multi-use trail system and will eliminate a class of trail users from enjoyment of
the River Trail system.

If you have any questions regarding equestrians for multi-trail use, please contact me, I welcome the
opportunity to discuss further.

Cyndi Denny,
President of the Lakeside Frontier Riders

619.328.3566 Direct Line.

RESPONSES

O-1 See response to comment M-1.

Comment Letter P

COMMENTS

COMMENT LETTER P

Janis Shackelford
From: Janis Shackelford [jgshackelford@cox.net]
Sent: Saturday, December 22, 2012 10:38 PM
To: DSD EAS
Subject: San Diego River Park Master Plan: Project No. 121886/SCH No. 2009041036

Myra Herrmann, Environmental Planner,
City of San Diego Development Services Center

SUBJECT: San Diego River Park Master Plan
Project No. 121886 / SCH No. 2009041036

I request the River Plan's Trail Design be modified easterly of Mission Trails Regional Park, to an entirely
soft-surface design to accommodate the equestrian users. As proposed, the River Trails system is not multi-
use and fails to provide a surface suitable for equestrian users of the River Trail.

Page 218 of the Draft Environmental Impact Report states the Master Plan is consistent with the General Plan
Goal of providing a system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods,
parks and the open space system. However the Design for the River Trail proposes a hard-surface with only
two-foot soft shoulders. This is an inadequate width for safe equestrian uses. —P-1

West of Mission Trails Regional Park, it is appropriate for an urban trail design since the trail is expected to
serve only pedestrians and bicyclists. However equestrian uses are established in Mission Trails Regional Park
and the Park has a system of soft-surface trails. The City of Santee trail east of the Carlton Hills Golf course
is also soft-surface and County of San Diego trails are multi-purpose, designed for all non-motorized users.
The River Trail east of Mission Trails Regional Park must also be soft -surface for consistency.

Failure to incorporate a soft surface trail east of Mission Trails Regional Park will prevent connectivity to the
County of San Diego's Regional multi-purpose trail system and will eliminate a class of trail users from
enjoyment of the River Trail system.

Submitted by,
Janis Shackelford
9716 Red Pony Lane
El Cajon, CA 92021

RESPONSES

P-1 See response to comment M-1.

Comment Letter Q

COMMENTS

COMMENT LETTER Q

Karen Ensall

From: Karen Ensall [karensall@cox.net]
Sent: Saturday, December 22, 2012 6:59 PM
To: DSD EAS
Subject: San Diego River Park Master Plan

To Who It May Concern,
I am writing to you in regards to Project # 121886/ Sch # 2009041036
The San Diego River Park plan has always been for a multi-use trail. A trail with a master plan
for use by walkers, runners, bike riders and equestrians. However the recent plan for a hard
surface trail in Santee to Mission Trails Park, is inconstant with the River Parks Design and not
appropriate for equestrians. The original plans were for a dirt path along any hard surface so
that horses could use the trail, a multi-use trail. Q-1
In Lakeside, we have a huge equestrian population. I and may of my friends are equine
monitors for the Lakeside River Conservancy. We have been so excited about the River Trail
continuing from Lakeside to Mission Trails and beyond.
Please reconsider the plan that is before you and keep this a true MULTI-USE TRAIL. A soft
surface (and more cost efficient) trail, that could and would be used and enjoyed by ALL!
Sincerely,
Karen Ensall
Equine Monitor for the Lakeside River Conservancy
karensall@cox.net

RESPONSES

Q-1 See response to comment M-1.

Comment Letter R

COMMENTS

COMMENT LETTER R

Lisa Whitebread
From: lisa whitebread [lisa@designworksflorals.com]
Sent: Monday, December 24, 2012 10:10 AM
To: DSD EAS
Cc: EHLA@flash.net
Subject: trails

Hello,

Please strongly consider this type of connectivity for San Diego. Not only preserving and
protecting our watershed, it provides a unique and highly valuable and attractive link from one
end of our diverse city to the other.

We are one of the few cities in the US where you can travel from sea to snow in one day. To
have this diverse, albeit more leisurely recreational route to offer tourists will make us even more
attractive on the 'best cities to live' list.

We definitely need to leave a bit of room in our planning for this type of offering---it won't last if
we don't preserve it ASAP!!

Including all types of recreational use for this link will also provide extra funding through diverse
grants.

Thank you,
Lisa

lisa whitebread
lisa@designworksflorals.com

R-1

RESPONSES

R-1 See response to comment M-1.

Comment Letter S

COMMENTS

COMMENT LETTER S

Pam Wilmers

From: Pam Wilmers [wilmers7pam@yahoo.com]
Sent: Saturday, December 22, 2012 7:55 PM
To: DSD EAS
Subject: SAN DIEGO RIVER PARK MASTER PLAN

Dear sir,
We are requesting a multi-use, soft surface trail between Mission Trails Park and the
City of Santee, suitable for both pedestrian, bicycle and equestrian users. In addition a
soft surface trail should be planned between the Mission Trails Equestrian facility and
the River Trail. A hard surface trail east of Mission Trails Park is inconsistent with the
Park's Design and a two-foot wide soft surface shoulder is inadequate for equestrian

users. We need adequate footage to ride and enjoy our horses along the trail.
The San Diego River Park Plan must accommodate equestrian trail users east of Mission
Trails Park to equally accommodate all peoples. S-1

Sincerely,
Pam Wilmers

RESPONSES

S-1 See response to comment M-1.

Comment Letter T

COMMENTS

COMMENT LETTER T

Sharon Heineke

From: sunshyne22@cox.net
Sent: Wednesday, December 26, 2012 9:38 AM
To: DSD EAS
Subject: San Diego River Park Master Plan 121886/SCH#2009041036

We are requesting a multi-use, soft surface trail between Mission Trails Park and the City of
Santee, suitable for pedestrian, bicycle and equestrian users. In addition a soft surface trail
should be planned between Mission Trails Equestrian facility and the River Trail. A hard surface
trail east of Mission Trails Park is inconsistent with the Park's Design and a two-foot wide soft
surface shoulder is inadequate for equestrian users. Failure to incorporate a soft surface trail will
prevent connectivity to the County of San Diego's Regional multi-use trail system and will
eliminate a class of trail users from enjoyment of the River Trial System. T-1

I am looking forward to riding my horse from Lakeside to Mission Trails Park and eventually all
the way to the Ocean. Please accommodate the equestrian riders along with the bicyclists and
pedestrian users.

Sharon Heineke
Equestrian Rider

RESPONSES

T-1 See response to comment M-1.

Comment Letter U

COMMENTS

COMMENT LETTER U

MVCPG_Extension request_email

From: Dottie Surdi [dottie.surdi@svn.com]
Sent: Thursday, December 20, 2012 11:45 AM
To: Herrmann, Myra
Cc: Gallardo, Cecilia; Winterrowd, Cathy
Subject: San Diego River Park Draft Master Plan - Draft EIR

Myra,

As chair of the Mission Valley Planning Group, I would like to request an extension of the Public Review Period for the San Diego River Park Draft Master Plan Draft Environmental Impact Report (EIR). The San Diego River is a very important park of our community, and we would like the time to thoroughly review and discuss the Draft Master Plan and Draft EIR. Due to the holidays, our Planning Group will not be meeting until January 9th. A Subcommittee has been formed to review the Draft Master Plan and the Draft EIR. The Subcommittee will be presenting their recommendations at our January meeting. As a result of that meeting, I expect we will vote to submit a letter of comment to the City. Therefore, I request that you extend the Public Review Period for the Draft EIR until January 11th, allowing our group time to submit a comment letter for the EIR. My sincere thank you. —U-1

Regards,
Dottie Surdi
Sperry Van Ness | Finest City Commercial
4849 Ronson Ct., Suite #216 San Diego, CA 92111
Cell 858 • 349-2007 Fax 619 • 342-3189
DRE 01771294
Serving All Your Commercial Real Estate Needs
All Sperry Van Ness® Offices Independently Owned and Operated

RESPONSES

U-1 In accordance with Section 128.0307 of the City's Land Development Code. "….the Planning and Development Review Director may approve a request from the affected officially recognized community planning group or *interested party* if there is no officially recognized community planning group for an additional review period not to exceed 14 calendar days." Therefore, based on the request for an extension of public review submitted on December 20, 2012, a 14-day extension of the public review was granted to the Mission Valley Community Planning Group. The new effective date for comments to be received from the Mission Valley Community Planning Group was Monday, January 7, 2013. However, at the end of business on January 7, 2013, staff was informed that the CPG would not be submitting a comment letter on the DEIR as initially stated in their email. Therefore, no further response is necessary.

Comment Letter V

COMMENTS

COMMENT LETTER V

January 7, 2013

Myra Herrmann, Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

RE: Draft Environmental Impact Report, San Diego River Park Master Plan
Project No. 121886 / SCH no. 2009041036

Dear Ms. Herrman,

C3, Citizens Coordinate for Century Three, has a continuing interest and involvement in the goals of the San Diego River Foundation to create a connective park and trail for the San Diego River starting from the head waters to the Pacific Ocean. We also have our members serve on the San Diego River Coalition. Please note that C3 enables specific standing committees to respond on behalf of the organization, particularly on a time sensitive basis such as this draft EIR. —V-1

C3 is in support of the San Diego River Program Master Plan. Upon reviewing the draft EIR we find that one of the alternative measures, listed under 11.3 Reduced Project Alternatives, has exceptional merit for the biological and environmental health of the River, as well as educational experience for citizens. The Master Plan currently contains language limiting the River Pathway to one side of the River if topography prohibits access. Adding alternative language would limit the River Pathway to one side of the River if there is significant impact to sensitive biological resources. This option will be extremely important at locations of the River where Multiple Habitat Protection Areas and Multiple Species Conservation Programs are in place, as well as those wetland areas which will have a buffer area determination. —V-2

To bypass these few environmental and topographical stretches, the River Pathway will need to be connected via bridges. If automobile bridges are already available near these areas, they can be widened to include a separated pedestrian, ADA, bicycle pathway. Pedestrian, ADA, bicycle bridges can be built over the River before and after these areas. These would be an opportunity for artistic expression, and River outlooks. The ability to go along the Pathway, stop and look at the particular habitats and micro ecosystems, demonstrating the uninterrupted transition from the River's banks, will be educational while offering the natural respite this River Park is for. —V-3

C3 commends the City of San Diego in the development of the San Diego River Master Plan as a policy program for the entire length of the River within the City limits, including the needed amendments to community plans. Continued dialogue and specific responses would be appreciated by C3's Park and Open Space Committee. —V-4

Sincerely,
Mildred N.C. Love, C3 2013 Board member
Parks and Open Space Committee

RESPONSES

The following comment letter was received via email on January 7, 2013, during the public review extension granted to the Mission Valley Community Planning Group as noted in the response to comment U-1 above. Although CEQA does not require a lead agency to respond to comments submitted outside the comment period, because the letter was received during the public review extension period, the City has provided the following responses:

V-1 Comment acknowledged.

V-2 Comment acknowledged.

V-3 Comment noted. Section 4.3.2.7, Bridges, of the Master Plan, provides guidance on the type of access that bridges could provide. The intent of the bridges is to avoid biological resources and address topographic restrictions at steep grade crossings as suggested in the comment. As shown below, the Master Plan Design Guidelines address the provision of bridges for vehicular, pedestrian and bicycles as suggested in the comment:

> All new or redeveloped bridges would be specifically designed to acknowledge and announce the crossing of the San Diego River. Signs would be included to highlight the pedestrian crossing, as well as the San Diego River Park.
>
> A. Pedestrian/bicycle-only bridges would be at locations of steep grade crossings, streambeds and in other areas where protection of the water quality and wildlife habitat is needed. The width of bridges would be determined by anticipated use, but would provide a minimum 10-foot-wide area for pedestrians and bicyclists.
>
> B. Pedestrian/bicycle-only bridges would be designed to blend into the natural landscape character of the RCA through the use of natural materials or material that reflects the natural colors of the River Valley. Bridges that cross significant habitat, or historic view sheds,

would include a platform to allow for pedestrian viewing without obstructing mobility.

C. Vehicular/pedestrian/bicyclist bridges would include a sidewalk for pedestrians and where possible a Class 1 bike route in each direction or, at a minimum, on one side of the bridge.

D. Bridges crossing the RCA would be designed, where possible, to accommodate the River Pathway passing beneath the bridge during typically low water conditions (minimum of 12 feet vertical clearance) with a ramping connection to at-grade crossings to accommodate high water conditions.

E. Bridge spans would provide adequate space for both the River and dry land area to accommodate wildlife movement, where possible.

The comment suggests that all bridges be designed to be ADA compliant. All facilities implemented in accordance with the Master Plan design guidelines would be designed in conformance with federal and state laws regarding ADA compliance.

Section 4.3.4.8 of the Master Plan addresses Public Art Opportunities noted in the comment. As discussed in Section 4.3.4.8 of the Master Plan, the project would integrate public art into the local cultural and natural systems. Public art would interpret the River and its ecosystems along the length of the River. Public art would be integrated into functional elements within the RCA, such as site furnishings, structures, and signage, consistent with the criteria in these design guidelines, and would be resistant to vandalism and easy to repair if damaged.

V-4 Comment acknowledged.

Comment Letter W

COMMENTS

COMMENT LETTER W

County of San Diego

DEPARTMENT OF PARKS AND RECREATION

BRIAN ALBRIGHT
DIRECTOR

Administrative Office: (858) 694-3030
Fax: (858) 495-5841
Reservations: (858) 565-3600

www.sdparks.org

January 7, 2013

Myra Herrmann
Environmental Planner
City of San Diego Development Services Center
1222 First Avenue
San Diego, CA 92101
MS 501

Sent via email to: DSDEAS@sandiego.gov and MHerrmann@sandiego.gov

COMMENTS ON THE SAN DIEGO RIVER PARK MASTER PLAN DRAFT PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT DATED OCTOBER 2012

The County of San Diego Department of Parks and Recreation (County) has received and reviewed the Draft Programmatic Environmental Impact Report (Draft PEIR) for the San Diego River Park Master Plan dated October 2012. It should be noted that the actual San Diego River Park Master Plan itself was not made available for public review, only the Draft PEIR, so a comprehensive review was not possible.

The County has the following comments on the Draft PEIR:

1. The "guiding principles" do not specifically include the development of the San Diego River Regional Trail. The trail should be included. W-1
2. The Executive Summary does not mention the San Diego River Regional Trail. The trail should be included. W-2
3. The San Diego River Park Master Plan Project (Master Plan Project) discussion of multi-use trails includes only pedestrians and bicyclists. The Master Plan does not take into consideration the County's Regional Trails Plan which is multi-use and includes pedestrians, equestrians and mountain bicyclists. The San Diego River Trail is a regional trail (identified in the County of San Diego General Plan) and is a major east-west connection for all users connecting the unincorporated areas of the County to Mission Trails Regional Park and ultimately the Pacific Ocean. The County understands there are challenges to including all users from Mission Trails W-3

PARKS AND RECREATION

RESPONSES

The following comment letter was received on January 7, 2013, during the public review extension granted to the Mission Valley Community Planning Group as noted in the response to comment U-1 above. Although CEQA does not require a lead agency to respond to comments submitted outside the comment period, because the letter was received during the public review extension period, the City has provided the following responses:

W-1 The third guiding principle for the Master Plan is "Create a Connected continuum, with a sequence of unique places and experiences." Section 2.4 Principle Three, *future* states that a common river pathway system connecting the unique habitats or the river as well as linking to existing and proposed parks will create a synergy of water, wildlife, and people. The Design Guidelines then provide the information on how and where the pathway will be provided. As a result, the City does not agree that the language in the Master Plan should be altered as suggested in the comment.

W-2 The proposed River Pathway would be part of the system of trails included in the County Regional Trails Plan. Specifically, the River Pathway proposed as a part of the Master Plan is intended by the City to serve as the westernmost segment of the San Diego River Regional Trail. This information has been added to the Executive Summary of the PEIR as requested in the comment.

W-3 The Design Guidelines for the River Pathway are only guidelines and if through the discretionary process of locating a pathway between Mission Trails Regional Park and the City of Santee it is determined that a soft surface pathway meets Federal, State, and Local requirements for this location then the pathway will be a soft surface. See response to comment M-1.

COMMENTS

COMMENT LETTER W

Regional Park west to the ocean. However, the Plateau Reach (east of Mission Trails Regional Park) should consider all users and trail design guidelines should be modified accordingly in this area. W-3 Cont

4. Page 3.7. San Diego River Pathway. The plan proposes a minimum 14' wide pathway consisting of a minimum 10' wide concrete surface, with a 2' wide natural/soft-surface shoulder on each side of the paved pathway. Where feasible and to improve usability of the natural/soft-surface portion of the pathway, a minimum 4' wide natural/soft-surface section is recommended along one side of the pavement. W-4

5. Table 5.1.1 San Diego General Plan Consistency Analysis says: "A system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system". The Draft PEIR's General Plan consistency affirmation is not correct for this goal as the Master Plan only includes pedestrian and bicyclists (using paved paths). Other consistency discussions and findings are tenuous at best and should be revised to disclose non-connectivity. For example, "The *17.5 mile long* park would link existing parks and developed parks within the River Valley, offering a large spectrum of experiences to meet the needs of the City's residents and visitors." Parks to the east and north of Mission Trails Regional Park would not be linked for all trail user groups. W-5

6. The DEIR should include a cumulative impact analysis on the San Diego River Trail (particularly the portion of the trail that extends east from Mission Trails Regional Park known as the Plateau Reach). W-6

The County appreciates the opportunity to participate in the environmental review process for this project. We look forward to receiving any future environmental documents related to this project or providing additional assistance at your request. If you have any questions regarding these comments, please contact Megan Hamilton at (858) 966-1377 or email at megan.hamilton@sdcounty.ca.gov.

Sincerely,

Brian Albright, Director
Department of Parks and Recreation

cc's (via email):
Jimmy Wong, CAO Staff Officer, DCAO
Trish Boaz, Resource Management Division Chief, County Department of Parks and Recreation (DPR)
Frank Special, Operations Chief, County DPR
Megan Hamilton, Program Manager, County DPR
Maryanne Vancio, County Trails Program Coordinator, County DPR
Matt Bohan, District Manager, DPR
Diane Buell, Land Use and Environmental Planner, County DPR
Mindy Fogg, Land Use and Environmental Planner, County PDS

RESPONSES

W-4 The 2-foot-wide soft surface material on either side of the paved pathway is designed for safety reasons. If a pedestrian needs to step off the paved surface due to bicycle riders, then there would be space on either side of the pathway to do so. Locating all of the soft surface on one side would eliminate the safety element.

W-5 The City disagrees with the comment that the proposed River Pathway is inconsistent with the General Plan goals. As stated in Table 5.1.1 of the PEIR, the Master Plan provides guidance for establishing a continuous multi-use trail system for pedestrians and bicyclists from the ocean to the mountains with frequent access to transit, canyons, and neighborhoods along the River Valley. The trail system would connect to regional and local path and trail systems on adjacent properties and parks to create one continuous trail. A continuous trail would be established in accordance with the Design Guidelines for the RCA and RIA. As discussed in the Master Plan and Chapter 3 of the PEIR, the San Diego River Pathway, a multi-use pathway for bicycle and pedestrian use, would be located within the 35-foot Path Corridor and is considered the primary pathway for the entire 17.5-mile River Park from the Pacific Ocean to the City of Santee. Where possible, the River Pathway would occur on both sides of the River. In cases where site conditions, or topography, do not allow for the River Pathway, a narrower pedestrian trail would be provided. The exact alignment of the River Pathway will be determined as development and redevelopment land occurs within the River Valley. See response to comment M-1.

W-6 As discussed further in response to comment W-2, the River Pathway proposed as a part of the Master Plan would serve as the westernmost segment of the County San Diego River Trail. As a result, the San Diego River Regional Trail is not considered to be a separate project from the proposed River Pathway. Therefore the cumulative analysis contained in the PEIR does not require revision.

San Diego River Park Master Plan Project
Final Program Environmental Impact Report
Project No. 121886

SCH NO. 2009041036

Volume 1 of 2

Prepared for:

City of San Diego
Development Services Department
1222 First Avenue,
San Diego, California 92101
Contact: Myra Herrmann

Prepared by:

ICF International
9775 Businesspark Avenue, Ste. 200
San Diego, California 92131
Contact: Jim Harry

April 2013

ICF International. 2013. San Diego River Park Master Plan Project, Program Environmental Impact Report. Final. April. (ICF 00341.08.) San Diego, California. Prepared for City of San Diego, San Diego, California.

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Acronyms and Abbreviations

AAQS	ambient air quality standards
AB	Assembly Bill
ADD	Assistant Deputy Director
ADRP	Archaeological Data Recovery Program
ADT	average daily traffic
AED	Automatic External Defibrillator
ALS	advanced life support
ALUCP	Airport Land Use Compatibility Plan
APE	area of potential effect
AQIA	Air Quality Impact Analysis
Area Plan	San Diego County Area Plan
BEP	Business Emergency Plan
BI	Building Inspector
BMPs	best management practices
Brush Management Guide	*Municipal Code Amendment Development Regulations Section 142.0412, Brush Management*
CAA	federal California Clean Air Act
CAAA	1990 Clean Air Act Amendments
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Division of Occupational Safety and Health
CalARP	California Accidental Release Prevention
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCA	California Coastal Act
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCP	Cities for Climate Protection
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDP	Coastal Development Permit
CEC	California Energy Commission
CEQ	President's Council on Environmental Quality
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Information System
CESA	California Endangered Species Act
cfs	cubic feet per second

CH_4	methane
CIP	Capital Improvements Program
City	City of San Diego
CM	Construction Manager
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CPAP	Climate Protection Action Plan
CPIOZ	Community Plan Implementation Overlay Zone
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
CRPR	California Rare Plant Rank
CSVR	Consultant Site Visit Record
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DEH	Department of Environmental Health
Design Guidelines	Master Plan Design Guidelines
DO	dissolved oxygen
DOD	Department of Defense
DOGGR	Division of Oil, Gas, and Geothermal Resources
DOMS	DOGGR Online Mapping System
DOT	U.S. Department of Transportation
DP	Documentation Program
DPM	diesel particulate matter
DRP	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
EAS	Environmental Analysis Section
ED	Environmental Designee
EIR	Environmental Impact Report
EMGI	East Mission Gorge Interceptor
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning & Community Right-to-Know Act
ESA	federal Endangered Species Act
ESD	Environmental Services Department
ESI	Electronic Submittal Information
ESL	Environmentally Sensitive Lands
ESPs	energy service providers
fc	foot candle
FEMA	Federal Emergency Management Agency

FESA	Federal Endangered Species Act
FIRMs	Flood Insurance Rate Maps
FSDRIP	First San Diego River Improvement Project
FUDS	Formerly Used Defense Sites
gen tie	generation tie-line
General Plan	City of San Diego General Plan
GHGs	greenhouse gases
GIS	Geographical Information Systems
gpm	gallons per minute
GPS	global positioning system
HAZWOPER	Hazardous Waste Operations and Emergency Response
HCD	Housing and Community Development
HCP	Habitat Conservation Plan
HCP	Historical Commemorative Program
HFCs	hydrofluorocarbons
HIRT	Hazardous Incident Response Team
HMD	Hazardous Materials Division
HME	Historical Monitoring Exhibit
HMP	Historical Monitoring Plan
HMTA	Hazardous Materials Transportation Act
HR	Hillside Review
HRB	City of San Diego Historical Resources Board
HRG	City of San Diego Historical Resources Guidelines
HSWA	Hazardous and Solid Waste Act
I-	Interstate
ICP	Incidental Take Permit
IOUs	investor-owned utilities
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
IVMP	Integrated Vector Management Program
JURMPs	Jurisdictional Urban Runoff Management Plans
kV	kilovolt
LDC	Land Development Code
LEA	Local Enforcement Agency
LOS	level of service
LRA	Local Responsibility Area
LUSTs	leaking underground storage tanks
M.E.	Medical Examiner

Master Plan	San Diego River Park Master Plan
MBTA	Migratory Bird Treaty Act
mg/L	milligrams per liter
MHPA	Multi-Habitat Planning Area
MLDs	most likely descendants
MMC	Mitigation Monitoring Coordination
MMRP	Mitigation, Monitoring, and Reporting Program
MND	Mitigated Negative Declaration
mpg	miles per gallon
mph	miles per hour (mph
MPOs	Metropolitan Planning Organizations
MSCP	Multiple Species Conservation Program
msl	mean sea level
MTDD	Mission Trails Design District
MTDDODM	Mission Trails Design District Ordinance and Design Manual
Municipal Code	City of San Diego Municipal Code
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCP	National Contingency Plan
NCTD	North County Transit District
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NMSI	North Metro Interceptor Sewer
NMVI	North Mission Valley Interceptor
NO	nitric oxide
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRHP	National Register of Historic Places
NRMPs	Natural Resources Management Plans
NTP	Notice to Proceed
NWPs	Nationwide Permits
O_3	ozone
OHP	Office of Historic Preservation
OHWM	Ordinary High Water Mark
OS	Open Space
Pb	lead
PCBs	polychlorinated biphenyls
PDO	Planned District Ordinance

PEIR	Program Environmental Impact Report
PFCs	perfluorocarbons
PFFP	public facilities financing plans
PI	Principal Investigator
PM	particulate matter
PM10	PM less than 10 microns
PM2.5	PM less than 2.5 microns
PME	Paleontological Monitoring Exhibit
Porter-Cologne	Porter-Cologne Water Quality Control Act
PPA	Power Purchase Tolling Agreement
ppm	parts per million
PRC	Public Resources Code
precon	preconstruction
project	San Diego River Park Master Plan
PRP	Paleontological Recovery Program
RAQS	Regional Air Quality Strategies
RCA	River Corridor Area
RCP	Regional Comprehensive Plan
RCRIS	Resource Conservation and Recovery Information System
RDDRP	Research Design and Data Recovery Program
RE	Resident Engineer
RFO	Request for Offers
RHNA	Regional Housing Needs Assessment
RHP	Regional Homeless Profile
RIA	River Influence Area
River	San Diego River
RMP	Risk Management Plan
ROG	reactive organic gas
ROW	right-of-way
RPS	Renewable Portfolio Standard
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SAG	Stakeholder Advisory Group
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCAB	South Coast Air Basin
SCIC	South Coastal Information Center
SCQAMD	South Coast Air Quality Management District
SDAB	San Diego Air Basin
SDAPCD	San Diego County Air Pollution Control District
SDCRA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority
SDFD	San Diego Fire-Rescue Department

SDG&E	San Diego Gas & Electric
SDIA	San Diego International Airport
SDP	Site Development Permit
SDPD	San Diego Police Department
SDRC	San Diego River Conservancy
SDSU	San Diego State University
SF_6	sulfur hexafluoride
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Officer
SIP	state implementation plan
SLIC	Spills-Leaks-Investigations-Cleanups
SMVTS	South Mission Valley Trunk Sewer
SRRE	Source Reduction and Recycling Element
SSAB	Salton Sea Air Basin
Storm Water Program	Storm Water Pollution Prevention Program
SWD	Storm Water Division
SWIS	Solid Waste Information System
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T&SWD	Transportation and Storm Water Department
TA	Transportation Assessment
TACs	toxic air containments
TCMs	traffic control measures
TCPs	traditional cultural places
TMDL	total maximum daily load
Trolley	San Diego Metropolitan Transit System Trolley Line
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USC	U.S. Government Code
USDA	U.S. Department of Agriculture
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
V/C	volume-to-capacity ratio
VAP	Voluntary Assistance Program
VCP	Vector Control Program
VHFHSV	Very High Fire Hazard Severity Zone
VLR	visible light reflectivity factor
VLT	Visible Light Transparency
VMT	vehicle miles traveled
VP HCP	Vernal Pool Habitat Conservation Plan
WoS	Waters of the State

WoUS	waters of the United States
WQO	Water Quality Objective
WURMP	Watershed Urban Runoff Management Plan

Executive Summary

This Program Environmental Impact Report ("Program EIR" or "PEIR") addresses the San Diego River Park Master Plan Project (referred to as the Master Plan hereafter in this PEIR). The Master Plan project includes approval of the Master Plan, Municipal Code Amendments, and the Community Plan Amendments. The Master Plan Study Area covers an approximately 1-mile-wide corridor along a 17.5-mile stretch of the San Diego River (River) within the City of San Diego (City) from the Pacific Ocean to the City of Santee. Two distinct planning areas, the River Corridor Area (RCA) and the River Influence Area (RIA), are referred to herein as the RCA/RIA when discussing the specific areas covered by the Master Plan. The RCA/RIA is a smaller area within the Master Plan Study Area where a majority of the Master Plan facilities would be developed and is therefore the focus of the impact analysis in this PEIR.

The Master Plan will be the City's policy document that will provide vision and guidance through the Reach Recommendations and Design Guidelines. The vision for the Master Plan is to "Reclaim the valley as a common, a synergy of water, wildlife, and people." The five principles focus on restoring and maintaining a healthy River, unifying fragmented lands and habitats, creating a sequence of unique places and experiences, revealing the valley history, and reorienting development toward the river to create value and opportunities for people to embrace the River.

Subsequent to distribution of the Draft EIR and end of public review, the California Department of Fish and Game (CDFG) changed its name to the California Department of Fish and Wildlife (CDFW). Any reference throughout the Draft and Final EIR to CDFG shall be interpreted as being the same as CDFW.

Purpose and Scope of the Program EIR

Under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code [PRC] Section 21000 et. seq.), if a lead agency determines that there is substantial evidence in light of the whole record that a project may have a significant effect on the environment, the agency must prepare an EIR (State CEQA Guidelines Section 15064(a)(1)). The purpose of an EIR is to inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121). This PEIR is an informational document intended for the use of the City, decision-makers, and members of the general public to evaluate the environmental effects of the Master Plan. This document has been prepared in accordance with the guidelines for the preparation of EIRs issued by the City of San Diego (December 2005) and the City of San Diego 2011 Significance Determination Thresholds, and complies with all criteria, standards, and procedures of CEQA and the State CEQA Guidelines (California Administrative Code 15000 et seq.).

The City is the Lead Agency for the Master Plan evaluated in this PEIR. The public agency with the greatest responsibility for supervising or approving a project or the first public agency to make a discretionary decision to proceed with a proposed project should ordinarily act as the "Lead Agency" pursuant to State CEQA Guidelines Section 15051(b)(1).

Program-Level Impact Analysis

This PEIR contains a program-level analysis of the Master Plan as detailed in Chapter 3, "Project Description," and serves as a Program EIR pursuant to Section 15168 of the State CEQA Guidelines. Under this section, a Program EIR "may be prepared on a series of actions that can be characterized as one large project and are related either geographically; as logical parts in the chain of contemplated actions; in connection with the issuance of rules, regulations, plans, or other general criteria to govern the continuing program; or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."

The Master Plan is a planning document designed to guide future development. If the Master Plan is approved, future development proposals would be regulated by its contents and development would be shaped accordingly. Thus, it is reasonably foreseeable that the Reach Recommendations and Design Guidelines provided in the Master Plan would indirectly lead to physical changes in the environment. Consequently, this PEIR addresses impacts on the environment at the program level.

A program-level analysis is prepared when the lead agency has a proposed program or series of actions that can be characterized as one large project related by a single plan—in this case, the San Diego River Park Master Plan. A program-level analysis generally analyzes the broad environmental effects that are reasonably foreseeable if the plan is implemented, while acknowledging that additional site-specific environmental review and document preparation will be required for subsequent projects. Where a project-level analysis has access to all the necessary construction information and is able to analyze the specific details of environmental effects of proposed elements, a program-level analysis often lacks details on specific development projects and may only be able to make general assumptions based on existing or proposed development regulations. However, it is possible that a program-level analysis would identify and address all the potential environmental impacts, in which case an additional environmental document would not be required if there would be no additional impacts from a future development proposal. Also, environmental analysis and associated documentation prepared for future projects may tier from the Program EIR.

This PEIR addresses the Reach Recommendation projects and Design Guidelines found in the Master Plan, and implementation of the Design Guidelines through amendments to Community Plans and the Municipal Code at a general programmatic level. The Reach Recommendation Projects and the Design guidelines in the Master Plan are recommendations of the Master Plan. The Master Plan does not provide for any specific location, design, or extent of grading for subsequent projects implemented in accordance with the Master Plan. Any details regarding location, design, or extent of grading associated with these facilities would be subject to review and approval by the City when a public or private project is proposed in accordance with the Master Plan. As a result, the PEIR does not evaluate project-level impacts associated with future implementation of any of the specific Master Plan Recommendations or public or private development projects proposed within the River Park. The PEIR does not address impacts of specific projects on individual County Assessor's Parcels. Any subsequent activities proposed within the River Park would be reviewed for consistency with the PEIR and Master Plan. Project-level impacts of these subsequent activities would be subject to separate environmental review under CEQA.

Scope of the Program EIR

In reviewing the Master Plan, the City concluded that the Master Plan could result in potentially significant environmental impacts and thus required preparation of this PEIR. As Lead Agency, the City prepared a Scoping Letter and distributed a Notice of Preparation (NOP), dated April 6, 2009, to all Responsible and Trustee Agencies, as well as governmental agencies, including the State Clearinghouse. Comments on the NOP were received from the following agencies and organizations State Clearinghouse and Planning Unit, Department of Toxic Substances Control, San Diego Archeological Society Inc., California Public Utilities Commission, San Diego Audubon Society, San Diego Bicycle Coalition, Native American Heritage Commission, Grantville Stakeholders Committee, H.G. Fenton Company, Urban Housing Partners Inc., City of Santee Department of Development Services, Mission Valley Planning Group. Comments were also received from residents of Mission Valley, Grantville, Allied Gardens, and San Diego. A public scoping meeting was held on April 20, 2009.

A copy of the NOP comment letters and a summary of the public scoping meeting are included in Appendix A of this document. The scope of the analysis was determined by the scoping letter and responses to the NOP.

Project Location and Setting

The regional and local setting of the project is discussed in Chapter 2, "Environmental Setting," of this Program EIR. The Master Plan Study Area is located along a 17.5-mile stretch of the River, extending from the Pacific Ocean to the City of Santee within City boundaries. The Master Plan Study Area includes a 1-mile-wide corridor (0.5 mile on each side of the River) for the entire 17.5 miles, running through segments of multiple San Diego community planning areas and containing two major parks (Mission Bay Park and Mission Trails Regional Park).

The RCA/RIA is a smaller area within the Master Plan Study Area where a majority of the Master Plan facilities would be developed and is therefore the focus of the impact analysis in this PEIR. The RCA consists of the existing 100-year floodway (as mapped by Federal Emergency Management Agency [FEMA]) plus a 35-foot Path Corridor proposed to include a pathway on both sides of the River. The River Path would be 14 feet wide, consisting of a 10-foot-wide concrete path, of preferably porous concrete material, with 2-foot-wide soft material shoulders. Land uses within the RCA are recommended to be passive recreation as identified in the Master Plan.

The RIA consists of the first 200 feet adjacent to the RCA on both sides of the River. Land uses include residential, commercial, and industrial development adjacent to the RCA. The purpose of the RIA is to provide design guidelines for planned development that treat the River as an amenity, orientate development toward the River, and include recreation uses adjacent to the RCA and public access to the River.

Project Description

The Master Plan is a policy document that addresses the long-term development of the River and includes design guidelines for the RCA and RIA. It is a policy document analyzed at a programmatic level by this PEIR. Implementation of the Master Plan would require amendments to sections of the

Municipal Code, including the Mission Valley Planned District Ordinance, the Navajo Community Plan Implementation Overlay Zone (CPIOZ), and the Mission Trails Design District Ordinance; as well as the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans. These amendments would include identifying the Master Plan as the guiding policy document for development within and adjacent to the River, and amending existing policy language to reflect the Vision and Principles, Design Guidelines, and Reach Recommendations of the Master Plan.

The proposed River Pathway would be part of the system of trails included in the County Regional Trails Plan. Specifically, the River Pathway proposed as a part of the Master Plan is intended by the City to serve as the westernmost segment of the San Diego River Regional Trail.

The Vision as defined in Chapter 2.1 of the Master Plan is to reclaim the valley as a common, a synergy of water, wildlife, and people. As recently as the 1950s, sections of the San Diego River were composed of farmland and open pastures. As the land uses changed from agriculture to shopping malls and offices, open space and a sense of a vast river valley was lost. Creating the San Diego River Park offers the potential to again have the River Corridor be a place that all residents of the City can come to enjoy and experience the River, nature, and each other. By seeking to create open space along the River and to restore the River's riparian integrity, people can be reconnected with nature, and a distinct and identifiable River Park can be created.

For the purposes of this PEIR, the Principles from the Master Plan are the objectives of the proposed project as defined by the State CEQA Guidelines. The Principles are considered to be the Project Objectives under CEQA because they are the guiding ideas against which future design and implementation decisions would be measured. The Principles are:

1. Restore and maintain a healthy river system.
2. Unify fragmented lands and habitats.
3. Create a connected continuum, with a sequence of unique places and experiences.
4. Reveal the river valley history.
5. Reorient development toward the River to create value and opportunities for people to embrace the River.

The Principles are the guiding ideas that describe the intent and role of the Master Plan in the City of San Diego.

The Master Plan contains five sections: Vision and Principles, Recommendations, Design Guidelines, Implementation, and Regulatory Framework. The Recommendations describe specific strategies for achieving the intent of the Principles. The Design Guidelines provide written and graphic information to support the Principles and Recommendations and to support the Development Regulations in the Municipal Code.

Master Plan Recommendations

A preliminary review of potential environmental issues associated with the specific Reach Recommendations identified in the Master Plan was completed. The results of this analysis are summarized in Table ES-1. Potential environmental issues identified in Table ES-1 are addressed in greater detail in the environmental analysis sections of the PEIR. Considering that implementation of the general Recommendations and specific Reach Recommendations would be through approval

of *subsequent development projects* in accordance with the Master Plan the number and location of development projects that may include implementation of elements of the Reach Recommendation projects that will be proposed or approved is uncertain. Therefore, a project-level review of Reach Recommendation projects is not included in this PEIR. Reach Recommendation projects would be subject to discretionary review by the City in accordance with all requirements of the Land Development Code and CEQA.

Master Plan Design Guidelines

The Design Guidelines focus only on the RCA and RIA, and provide written and graphic information to implement the Master Plan and the amendments to the Municipal Code and Community Plans within the Municipal Code. The Design Guidelines cover site planning and architecture.

Summary of Environmental Impacts and Mitigation

Chapter 5 of this Program EIR presents the Environmental Issues of the proposed project. Based on the analysis contained in Chapter 5, the Master Plan would result in significant impacts on: Land Use (direct), Air Quality (direct), Biological Resources (direct), Historical Resources (direct and cumulative), Human Health, Public Safety, and Hazardous Materials (direct and cumulative), Hydrology and Water Quality (direct and cumulative), Geology and Soils(direct and cumulative), Paleontological Resources(direct and cumulative), Traffic and Circulation(direct and cumulative), Greenhouse Gas Emissions/Climate Change(direct and cumulative), and Public Utilities(direct and cumulative).

Mitigation measures have been identified which would reduce direct impacts to below a level of significance for Land Use. All other direct impacts would remain significant and unavoidable.

Cumulative impacts associated with Historical Resources; Human Health, Public Safety, and Hazardous Materials; Hydrology and Water Quality; Geology and Soils; Paleontological Resources; Traffic and Circulation; Greenhouse Gas Emissions/Climate Change; and Public Utilities would not be fully mitigated by the project.

Table ES-2 summarizes the potential environmental impacts of the Master Plan by issue area, as analyzed in Chapter 5, “Environmental Issues,” of this Program EIR. The table also provides a summary of the mitigation measures proposed to avoid or reduce significant adverse impacts. The significance of environmental impacts after implementation of the recommended mitigation measures is provided in the last column of Table ES-2. Responsibilities for monitoring compliance with each mitigation measure are provided in Chapter 12, “Mitigation Monitoring and Reporting Program,” of this Program EIR.

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Table ES-1. Potential Environmental Impacts: Master Plan Reach Recommendations – Key Sites (PEIR Figures 3-4 through 3-9)

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
Estuary – Figure 3-4										
A Ocean Beach – Kiosk at Dog Beach identifying the western entrance of the Pathway	**Potentially Significant** A kiosk at Dog Beach along the River Pathway would be allowed under existing zoning and community plan designations, but the kiosk would likely be located within MHPA associated with the River. As a result, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** A kiosk at Dog Beach along the River Pathway would not change the visual character of the area or block existing views. The kiosk would be a relatively small structure adjacent to an existing trail. Unobstructed views of the coast and River would continue to be available from the River Pathway.	**Less than Significant** Emissions from construction activity for a kiosk at Dog Beach would be minimal. Installation of a kiosk would not increase the number of automobile trips to and from the area, or result in long-term pollutant emissions.	**Potentially Significant** Ground disturbance associated with construction of a kiosk at Dog Beach along the River Pathway could indirectly impact sensitive species and result in direct impacts on habitat such as wetlands or other beach habitats.	**Potentially Significant** Construction of a kiosk at Dog Beach along the River Pathway could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources or subsurface paleontological resources.	**Potentially Significant** The location would not be on or near a known hazardous site; therefore, construction of a kiosk at Dog Beach along the River Pathway and associated ground disturbance would not result in exposure to hazards from presence of hazardous materials. Location in proximity to the river and ocean could expose the structure to flooding hazards.	**Potentially Significant** Construction of a kiosk at Dog Beach along the River Pathway could impact long-term drainage patterns if the construction site would require alteration of any River topography or on beach areas.	**Potentially Significant** Construction of a kiosk at Dog Beach along the River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site. In addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Adding a kiosk at Dog Beach along the River Pathway would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area because it is assumed that the kiosk would be located outside of the River Pathway. A kiosk would not be a destination for vehicles and therefore would not result in long-term generation of vehicle trips.	**Potentially Significant** A kiosk would not generate a significant increase in park visitors because it is not a destination use. Therefore, installation of a kiosk would not generate population growth or the need for additional public services or energy supplies. Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of the kiosk at Dog Beach along the River Pathway may need to account for the location of existing utilities or avoid restricting access.
B Mission Bay Park – Support Master Plan, Famosa Slough Enhancement Plan, and Mission Valley Preserve; Support replacement and construction of West Mission Bay	**No Impact** This recommendation involves supporting a project that would be implemented in accordance with another land use plan. Therefore, any impacts associated	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
Bridge containing Class I bike lanes	with the project would not be attributed to the River Park Master Plan.									
C Pathway improvements and trail connections	**Potentially Significant** Improvements to pathways and trails to the north and south of the River at Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve are allowed under existing zoning and community plan designations. However, potential exists that extension of the trail within the canyons would extend through the MHPA within these tributary canyons Depending on potential trail alignment alternatives the potential exists that grading and habitat disturbance associated with a particular trail alignment could result in conflicts with the City subarea plan associated with development within the MSCP/MHPA. The conflict with the Subarea Plan would be a significant impact.	**Less than Significant** No major structures are proposed in association with the improvements to pathways and trails to the north and south of the River at Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve. Therefore these improvements would not change the neighborhood character or block existing views from residential areas surrounding the canyons or from recreational areas within Mission Bay Park.	**Potentially Significant** Substantial improvements to pathways and trails to the north and south of the River at Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve could increase the number of trail users and therefore increase the number of automobile trips to and from the area. However, these increases in vehicle trips from that associated with existing park visitors accessing the trails is not anticipated to be substantial and, therefore, would not result in a conflict with the ability of the City to meet air quality emission goals. Construction of the improvements, if involving substantial trail structure installation or trail realignment, could result in short-term	**Potentially Significant** Grading and construction activities associated with improvements to pathways and trails to the north and south of the River at Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve could indirectly impact sensitive species within upland and riparian habitats within the river and tributary canyons and result in direct impacts to upland habitats including coastal sage scrub and chaparral and/or jurisdictional wetlands in the tributary canyons as well as to riparian and coastal habitats in proximity to the River and Mission Bay Park.	**Potentially Significant** Grading associated with trail improvements and construction of structures within Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources, or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, improvements to pathways and trails to the north and south of the River at Mission Bay Park, Famosa Slough, Tecolote Canyon, and the Southern Wildlife Preserve, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Improvements to pathways and trails could involve ground disturbance that would impact long-term drainage patterns within the tributary canyons or the bay. It is likely that BMPs would be required to address impacts during construction and potential long-term impacts on River or bay hydrology and water quality.	**Potentially Significant** Improvements to pathways and trails would involve ground disturbance, and could increase the potential for erosion of soils on and off site within steeply sloping areas within the canyons. In addition, it is not known if seismic or other geologic hazards exist at the locations shown in Figure 3-4. Therefore, potential hazards from seismic or geologic formations could adversely impacts structures near the trail or the actual trail alignment.	**Less than Significant** Improvements to existing pathways and trails would not create new conflicts between pedestrians/ bicyclists and motor vehicles. Improvements to existing trails would not create a new destination for vehicles and, therefore, would not result in long-term generation of vehicle trips	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, improvements to pathways and trails may need to account for the location of existing utilities or avoid restricting access. Improving existing trails would not generate a significant increase in park visitors because it is not a destination use, and, therefore, would not generate population growth or the need for additional public services or energy supplies.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
			impacts on air quality associated with fugitive dust.							
D Robb Field – Kiosk and re-landscaping with native plants	**Potentially Significant** Landscaping would be allowed in park – no impacts to MSCP anticipated because MHPA does not extend through Robb Field.	**Less than Significant** Adding a kiosk and re-landscaping with native plants south of the River at Robb Field along the River Parkway would not change the neighborhood character or block existing views.	**Less than Significant** Adding a kiosk and re-landscaping with native plants would not increase automobile trips to and from the area, nor would construction activities associated with re-landscaping result in air emissions that would substantially deteriorate ambient air quality or exceed thresholds for GHG emissions.	**Potentially Significant** Constructing a kiosk could result in impacts to sensitive biological resources if not located to avoid resources. Re-landscaping with native species would be a beneficial impact to biological resources.	**Potentially Significant** These activities could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, constructing a kiosk and re-landscaping with native plants south of the River at Robb Field along the River Parkway, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Robb Field is on fairly level terrain. However, ground disturbance associated with construction of the kiosk could affect long-term drainage patterns within Robb Field; BMPs would be required to address impacts during construction. It is not anticipated that re-landscaping would result in impacts to hydrology if extensive grading is not required.	**Potentially Significant** Constructing a kiosk could involve ground disturbance, and could increase the potential for erosion of soils on and off site if the Kiosk pad is not located or designed properly; in addition, it is not known if seismic or other geologic hazards may exist at the specific location chosen in the future.	**Less than Significant** It is assumed that the Kiosk would be located adjacent to an existing path and therefore would not create conflicts between pedestrians/bicyclists and motor vehicles in the area. Re-landscaping would have no effect on vehicle/bicycle or pedestrian conflicts.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the kiosk design at Robb Field along the River may need to account for the location of existing utilities or avoid restricting access. Installation of landscaping would likely not result in any conflicts with existing utilities.
E Interpretive Center	**Potentially Significant** An interpretive center north of the River and east of Sea World along the River Pathway would be allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant if the	**Less than Significant** Adding an interpretive center could result in an impact to views from bicycle pathways if not properly designed. Design guidelines identified in the Master Plan would need to be implemented to ensure that impacts are less than significant	**Potentially Significant** Adding an interpretive center north of the River and east of Sea World along the River Pathway could increase the number of automobile trips to and from the area. However it is not anticipated that the increase in vehicle emissions would result in violation of air quality standards However construction result in air emissions that	**Potentially Significant** Constructing an interpretive center north of the River and east of Sea World along the River Pathway could affect sensitive species and habitat associated with Mission Bay.	**Potentially Significant** Constructing an interpretive center could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, constructing an interpretive center north of the River and east of Sea World along the River Pathway, and associated ground disturbance could result in exposure to hazards. Locating an interpretive center near Mission Bay would likely	**Potentially Significant** Constructing an interpretive center near Mission Bay could impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** It is not known if seismic or other geologic hazards could exist at the location proposed for the interpretive center.	**Less than Significant** Constructing an interpretive center north of the River and east of Sea World along the River Pathway would not create conflicts between pedestrians/bicyclists and motor vehicles in the area because it is assumed that the center would be located near an existing bicycle/ pedestrian path and that adequate parking for vehicles would be provided to ensure that vehicles would	**Potentially Significant** Because it is unknown whether the location of the interpretive center would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design of an interpretive center may need to account for the location of existing utilities or avoid restricting access.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
	interpretive center is located within or adjacent to the MHPA.		would require mitigation measures.			minimize potential for hazards from fires.			not need to cross existing paths within Mission Bay.	
F Estuary overlook platforms	**Potentially Significant** An overlook platform south of the River within the Southern Wildlife Preserve is allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** An overlook platform south of the River within the Southern Wildlife Preserve would not change the neighborhood character or block existing views.	**Less than Significant** Adding an overlook platform south of the River within the Southern Wildlife Preserve would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Construction of an overlook platform south of the River within the Southern Wildlife Preserve could involve ground disturbance that would impact sensitive biological resources, and result in potential conflicts with the City subarea plan associated with development within the MSCP/MHPA.	**Potentially Significant** Construction of an overlook platform south of the River within the Southern Wildlife Preserve could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site; construction of an overlook platform south of the River within the Southern Wildlife Preserve and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Construction of an overlook platform south of the River within the Southern Wildlife Preserve could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Construction of an overlook platform south of the River within the Southern Wildlife Preserve would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Installation of an overlook platform south of the River within the Southern Wildlife Preserve may be a destination for visitors who would park in the vicinity. However, it is not near a parking area and so would mostly be used by pedestrians and bicyclists using the trail, and, therefore, would not generate increased traffic at nearby intersections.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design of the overlook platform south of the River within the Southern Wildlife Preserve may need to account for the location of existing utilities or avoid restricting access.
G Park with recreational connection to River and neighborhood	**Potentially Significant** The creation of a recreational park could result in significant conflicts if not permitted within underlying zoning and community plan designations.	**Less than Significant** Creating a recreational park south of the River, connecting the Pathway and the Valley View Casino neighborhood, would not change the neighborhood character or block existing views.	**Potentially Significant** Creating a recreational park could result in construction emissions that exceed standards as well as an increase in vehicle and GHG emissions that exceed standards.	**Potentially Significant** Construction of the park could affect sensitive species and habitat.	**Potentially Significant** Grading for the park could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Grading for the park could result in exposure to hazards.	**Potentially Significant** Grading and development of Park facilities could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Park facilities could be exposed to seismic or other geologic hazards if not designed properly.	**Potentially Significant** The creation of a recreational park could temporarily impact vehicle and pedestrian/bicyclist traffic in the area. In the long-term, traffic may increase in the area creating potential conflicts between pedestrians/bicyclists and motor vehicles.	**Potentially Significant** Construction of a park could result in relocation of existing utilities.
H Interpretive signage about history of the estuary	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or	**Less than Significant** Adding interpretive signage would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area,	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive signage north (within Mission Bay Park) and south of the River along the	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage north (within Mission Bay Park) and south of the River along the	**Potentially Significant** Constructing interpretive signage north (within Mission Bay Park) and south of the River along the	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
	the MSCP.		nor would its construction result in air emissions that would substantially deteriorate ambient air quality.		River Pathway could involve ground disturbance that may impact historical or paleontological resources.		River Pathway could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site.		
I "Green Gateway" at intersection of I-5 and River Valley	**Less than Significant** Implementing a "Green Gateway" through installation of landscaping would not conflict with existing zoning, community plan designations, or the MSCP.	**Less than Significant** Implementing a "Green Gateway" not result in adverse changes to the neighborhood character or block existing views.	**Less than Significant** Implementing a "Green Gateway" would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** The construction of a "Green Gateway" within the I-5 rights-of-way where it crosses the River would likely not result in direct or indirect impacts to sensitive biological resources. However noise from construction on adjacent habitat areas would need to be evaluated.	**Potentially Significant** Implementing a "Green Gateway" could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, implementing a "Green Gateway" within the I-5 rights-of-way where it crosses the River and associated ground disturbance could result in exposure to hazards.	**Less than Significant** Implementing a "Green Gateway" within the I-5 rights-of-way would likely not require any landform alteration that would result in adverse impacts to water quality and/or hydrology.	**Less than Significant** Implementing a "Green Gateway" within the I-5 rights-of-way would not be subject to significant impacts from geologic hazards.	**Less than Significant** Implementing a "Green Gateway" within the I-5 rights-of-way where it crosses the River would not create conflicts between pedestrians/bicyclists and motor vehicles in the area.	**Potentially Significant** Installation of the Green Gateway may involve relocation of utilities.
J Pedestrian/bicycle connection between the River Park and San Diego Bay	**Less than Significant** Adding a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay would be allowed under existing zoning and community plan designations and the MSCP.	**Less than Significant** Adding a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay would not change the neighborhood character or block existing views.	**Less than Significant** Adding a pedestrian/bicycle would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** The construction of a pedestrian/ bicycle path north of Old Town to connect the River Park and San Diego Bay could affect sensitive species and habitat.	**Potentially Significant** The construction of a pedestrian/ bicycle path north of Old Town to connect the River Park and San Diego Bay could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** The construction of a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Potentially Significant** Constructing a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay could temporarily impact vehicle and pedestrian/bicyclist traffic in the area. However, in the long-term, potential conflicts between pedestrians/bicyclists and motor vehicles would be reduced.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of a pedestrian/bicycle path north of Old Town to connect the River Park and San Diego Bay may need to account for the location of existing utilities or avoid restricting access.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
Lower Valley – Figure 3-5										
A Interpretive signs on the role of the River in the Mission Valley Preserve	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP.	**Less than Significant** Adding interpretive signage along the River Pathway within the Mission Valley Preserve would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive along the River Pathway within the Mission Valley Preserve could involve ground disturbance that may impact historical or paleontological resources.	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage along the River Pathway within the Mission Valley Preserve could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing interpretive signage along the River Pathway within the Mission Valley Preserve would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.
B Provide a connection between the San Diego River Pathway and Presidio Park through interpretive signs and a kiosk located at Presidio Park and along the River Pathway	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP. Construction of a kiosk at both locations would require further evaluation in accordance with both the ESL Regulations and the Historical Resources Regulations; strict compliance with these regulations would not result in a land use conflict as long as project-specific analysis has been conducted and feasible mitigation	**Less than Significant** A kiosk along the River Pathway and at Presidio Park would not change the visual character of the area or block existing views – The kiosk would be a relatively small structure adjacent to an existing trail. Unobstructed views of Presidio Park and the River would continue to be available from the River Pathway.	**Less than Significant** Emissions from construction activity for a kiosk and connection path would be minimal.	**Potentially Significant** Ground disturbance associated with construction of a kiosk at Presidio Park and along the River Pathway could indirectly impact sensitive species and result in direct impacts to habitat such as wetlands, riparian and upland habitats.	**Potentially Significant** Construction of a kiosk at Presidio Park and along the River Pathway could involve ground disturbance that could impact subsurface archaeological resources, historical built environment resources, or subsurface paleontological resources.	**Potentially Significant** Construction of a kiosk may involve activities within areas containing hazardous materials near or within the River.	**Less than Significant** Construction of a kiosk at Presidio Park and along the River Pathway would not impact long-term drainage patterns because it is not anticipated that development of a kiosk would result in any substantial alteration of existing topography.	**Potentially Significant** It is not known if seismic or other geologic hazards exist at areas where a kiosk would be located.	**Less than Significant** Adding a kiosk a at Presidio Park and along the River Pathway would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area because it is assumed that the kiosk would be located outside of the vehicular path of travel. A kiosk would not be a destination for vehicles and therefore would not result in long-term generation of vehicle trips.	**Less than Significant** Installation of a kiosk at Presidio Park and along the River Pathway would not generate a significant increase in park visitors because it is not a destination use. Therefore, installation of a kiosk would not generate population growth or the need for additional public services or energy conservation measures.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
	measures are adopted to reduce impacts (see Section 5.4, "Biological Resources," and Section 5.5, "Historical Resources").									
C Extended River Pathway along the trolley corridor and, with redevelopment, along the River Corridor	**Potentially Significant** The path would likely be located within MHPA associated with the River. As a result, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** Extending the River Pathway along the trolley corridor south of the River would not change the visual character of the area or block existing views. Unobstructed views of the River would continue to be available from the River Pathway.	**Less than Significant** Emissions from construction and operation activity for extending the River Pathway along the trolley corridor south of the River would be minimal.	**Potentially Significant** Ground disturbance associated with construction of the River Pathway along the trolley corridor south of the River could indirectly impact sensitive species and result in direct impacts to habitat such as wetlands and riparian habitats.	**Potentially Significant** Construction of the River Pathway along the trolley corridor south of the River could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, extending the River Pathway along the trolley corridor south of the River, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Extension of a River Pathway along the trolley corridor could result in potential short term construction and long term impacts to water quality and hydrology of the river unless properly designed.	**Potentially Significant** It is not known if seismic or other geologic hazards exist along the trolley line where the connection could be located.	**Less than Significant** Constructing the River Pathway along the trolley corridor south of the River would not create conflicts between pedestrians/bicyclists and motor vehicles in the area. It would improve pedestrian and bicycle access in the area.	**Potentially Significant** Potential conflicts could occur if the future alignment of the connection along the trolley line would intersect with existing or planned utilities Extending the River Pathway along the trolley corridor south of the River would not generate a significant increase in park visitors because it is not a destination use.
D Improved hydrology of the River and public parks to orient new development toward the River in Specific Plan areas if amended	**No Impact** This recommendation involves activities that would be implemented in accordance with Specific Plans if amended. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

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E "Green Gateways" at the intersection of SR-163 and I-805 and the River Valley using native vegetation	**Less than Significant** Implementing a "Green Gateway" through installation of landscaping would not conflict with existing zoning, community plan designations, or the MSCP.	**Less than Significant** Implementing a "Green Gateway" not result in adverse changes to the neighborhood character or block existing views.	**Less than Significant** Implementing a "Green Gateway" would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** The construction of a "Green Gateway" within the I-5 rights-of-way where it crosses the River would likely not result in direct or indirect impacts to sensitive biological resources. However noise from construction on adjacent habitat areas would need to be evaluated.	**Potentially Significant** Implementing a "Green Gateway" could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, implementing a "Green Gateway" and associated ground disturbance could result in exposure to hazards.	**Less than Significant** Implementing a "Green Gateway" would likely not require any landform alteration that would result in adverse impacts to water quality and/or hydrology.	**Less than Significant** Implementing a "Green Gateway" would not be subject to significant impacts from geologic hazards.	**Less than Significant** Implementing a "Green Gateway" would not increase conflicts between pedestrians/bicyclists and motor vehicles in the area.	**Potentially Significant** Installation of the Green Gateway may involve relocation of utilities.
F Bike/pedestrian crossings for the existing River Pathway at FSDRIP at public street intersections	**Less than Significant** Adding a pedestrian/bicycle crossing for the existing River Pathway at FSDRIP at public street intersections would be allowed under existing zoning and community plan designations and would not conflict with any goals of the MSCP.	**Less than Significant** Adding a pedestrian/bicycle crossing for the existing River Pathway at FSDRIP at public street intersections would not change the neighborhood character or block existing views.	**Less than Significant** Adding a pedestrian/bicycle crossing for the existing River Pathway at FSDRIP at public street intersections would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Addition of bike or pedestrian crossings within exiting roadways near FSDRIP would likely not result in impacts to natural vegetation or sensitive biological resources. However potential indirect impacts from construction noise on adjacent habitat would need to be evaluated.	**Potentially Significant** The construction of a pedestrian/ bicycle crossing for the existing River Pathway at FSDRIP at public street intersections could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a pedestrian/bicycle crossing for the existing River Pathway at FSDRIP at public street intersections and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** The construction of a pedestrian/bicycle crossing for the existing River Pathway at FSDRIP at public street would likely not involve long term impacts to hydrology or water quality. However, BMPs would be required to address impacts during construction.	**Potentially Significant** It is not known if seismic or other geologic hazards exist at proposed locations of the crossings or if structures such as above grade crossing are proposed that would need to be designed to avoid hazards from seismic activity.	**Less than Significant** In the long-term, potential conflicts between pedestrians/bicyclists and motor vehicles would be reduced with the addition of the crossings.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of a pedestrian/bicycle crossing would need to be evaluated and possibly relocated to avoid conflicts with planned or existing utilities.
G Trail connections to the southern and northern canyons of the Lower Valley Reach	**Potentially Significant** Creating trail connections to the northern canyons (such as Murray Canyon) and southern canyons (such as Buchanan Canyon) across the River would be allowed under	**Less than Significant** No major structures are proposed in association with the trail connections Therefore these improvements would not change the neighborhood character or block existing views from	**Potentially Significant** Connecting trails to the north and south of the River at Murray, Murphy, and Ruffin Canyons (to the north) and Buchanan and Normal Heights Canyons (to the south) could	**Potentially Significant** Grading and construction activities associated with adding trail connections to the north and south of the River at Murray, Murphy, and Ruffin Canyons (to the north) and	**Potentially Significant** Grading associated with trail connections could involve ground disturbance that could impact subsurface archeological resources, historical built environment	**Potentially Significant** Trail improvements or associated structures located in proximity to the River could be subject to hazards from flooding.	**Potentially Significant** Trail connections to the north and south of the River at Murray, Murphy, and Ruffin Canyons (to the north) and Buchanan and Normal Heights Canyons (to the south) could involve	**Potentially Significant** Trail connections to the north and south of the River at Murray, Murphy, and Ruffin Canyons (to the north) and Buchanan and Normal Heights Canyons (to the south) would	**Less than Significant** Trail connections to the north and south of the River at Murray, Murphy, and Ruffin Canyons (to the north) and Buchanan and Normal Heights Canyons (to the south) would not create new conflicts	**Potentially Significant** Because it is unknown whether the location(s) would be in the vicinity of an access road for utilities or impact existing utility adding trail connections to the north and south of

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	existing zoning and community plan designations. However, potential exists that extension of the trails within the canyons would extend through the MHPA within these tributary canyons Depending on potential trail alignment alternatives the potential exists that grading and habitat disturbance associated with a particular trail alignment could result in conflicts with the City subarea plan associated with development within the MSCP/MHPA. The conflict with the Subarea Plan would be a significant impact.	residential areas surrounding the canyons.	increase the number of trail users and therefore increase the number of automobile trips to and from the area. However, these increases in vehicle trips from that associated with existing park visitors accessing the trails is not anticipated to be substantial and, therefore, would not result in a conflict with the ability of the City to meet air quality emission goals. Construction of the improvements, if involving substantial trail structure installation or trail realignment, could result in short-term impacts on air quality associated with fugitive dust.	Buchanan and Normal Heights Canyons (to the south) could indirectly impact sensitive species within upland and riparian habitats within the river and tributary canyons and result in direct impacts on upland habitats including coastal sage scrub and chaparral and/or jurisdictional wetlands in the tributary canyons as well as to riparian habitats in proximity to the River.	resources, or subsurface paleontological resources.		ground disturbance that would impact long-term drainage patterns within the tributary canyons. It is likely that BMPs would be required to address impacts during construction and potential long-term impacts on River hydrology and water quality.	involve ground disturbance, and could increase the potential for erosion of soils on and off site within steeply sloping areas within the canyons. In addition, it is not known if seismic or other geologic hazards exist at the locations shown on Figure 3-5. Therefore, potential hazards from seismic or geologic formations could adversely impact structures near the trails or the actual trail alignment.	between pedestrians/ bicyclists and motor vehicles. Adding trail connections would not create a new destination for vehicles and, therefore, would not result in long-term generation of vehicle trips.	the River at Murray, Murphy, and Ruffin Canyons (to the north) and Buchanan and Normal Heights Canyons (to the south) may need to account for the location of existing utilities or avoid restricting access. Connecting trails would not generate a significant increase in park visitors because it is not a destination use, and, therefore, would not generate population growth or the need for additional public services or energy supplies.
H Connection from Fenton Parkway to I-15 with pedestrian/bicycle connection over the River from Qualcomm Way to Mission City Parkway	**Potentially Significant** Although based on the recommendation it is anticipated that impacts to vegetation would be minimal potential conflicts with the City subarea plan associated with development within the MSCP/MHPA	**Less than Significant** Adding a connection from Fenton Parkway to I-15 with a pedestrian/ bicycle connection over the River from Qualcomm Way to Mission City could that is located in the vicinity of existing public streets, existing	**Less than Significant** Adding a connection from Fenton Parkway to I-15 with a pedestrian/ bicycle connection over the River from Qualcomm Way to Mission City Parkway would not increase the number of automobile trips to	**Potentially Significant** Although based on the recommendation it is anticipated that impacts to vegetation would be minimal potential ground disturbance impacts on wetlands and riparian habitat would need to be	**Potentially Significant** Adding a connection from Fenton Parkway to I-15 with a pedestrian/ bicycle connection over the River from Qualcomm Way to Mission City Parkway could involve ground disturbance that would impact	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a connection from Fenton Parkway to I-15 with a pedestrian/bicycle connection over the River from	**Potentially Significant** The construction of the proposed could involve ground disturbance at the location of where the crossings that would impact long-term drainage patterns if not properly designed; BMPs would be required to address	**Potentially Significant** It is not known if seismic or other geologic hazards exist at the future locations of the footings for the proposed crossing over the River.	**Less than Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with implementation of a crossing at this location.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of a connection over the River from

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	would be need to be evaluated.	development and Qualcomm would likely not involve significant impacts to the visual character of this reach of the River.	and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	evaluated.	historical or paleontological resources.	Qualcomm Way to Mission City Parkway, and associated ground disturbance could result in exposure to hazards.	impacts during construction.			Qualcomm Way to Mission City Parkway may need to account for the location of existing utilities or avoid restricting access.
I Public recreation and open space at the Qualcomm Stadium site.	**No Impact** Redevelopment of the Qualcomm Stadium is outside of the scope of the Master Plan. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response
J Interpretive signage about the history of the Lower Valley Reach	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP.	**Less than Significant** Adding interpretive signage along the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that may impact historical or paleontological resources.	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing interpretive signage along the River Pathway within the Lower Valley Reach would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.
Confluence – Figure 3-6										
A Class I path along Rancho Mission Road and Ward Road with a connection on CDFG land along the south side of the River	**Potentially Significant** Adding a Class I path along Rancho Mission and Ward Roads with a connection to CDFG land along the south	**Less than Significant** Adding a Class I path would not change the neighborhood character or block existing views.	**Less than Significant** Construction and operation of a pathway would not result in air emissions that would substantially	**Potentially Significant** Adding a Class I path along Rancho Mission and Ward Roads with a connection to CDFG land along the south	**Potentially Significant** Construction of a pathway could involve ground disturbance that may impact historical or	**Potentially Significant** Ground disturbance associated with construction of the pathway could result in exposure to hazards.	**Potentially Significant** The construction of a Class I path along Rancho Mission and Ward Roads with a connection to CDFG land along the south	**Potentially Significant** It is not known if seismic or other geologic hazards exist at proposed location of the trail.	**Less than Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with	**Potentially Significant** Construction of the trail may involve relocation of existing utilities or need to be evaluated to ensure that it

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east of I-15	side of the River just east of I-15 would be allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.		deteriorate ambient air quality.	side of the River just east of I-15 could affect sensitive species as well as upland and riparian habitats,	paleontological resources.		side of the River just east of I-15 could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.		construction of the trail.	could be used as an access road for utilities.
B Connection to San Diego Mission Road from the north side of the River at Rancho Mission Road	**Potentially Significant** The MHPA does not extend through this location. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be need to be evaluated.	**Less than Significant** Adding a connection would not change the neighborhood character or block existing views.	**Less than Significant** Construction and operation of a trail would not result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Adding a connection to San Diego Mission Road from the north side of the River at Rancho Mission Road could directly affect sensitive species and habitat. Indirect impacts to species in the adjacent river during construction would also need to be evaluated.	**Potentially Significant** Ground disturbance associated with construction of the trail could impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a connection to San Diego Mission Road from the north side of the River at Rancho Mission Road, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** The construction of a connection at this location could result in long-term drainage pattern impacts; BMPs would be required to address impacts during construction.	**Potentially Significant** It is not known if seismic or other geologic hazards exist the location of the proposed trail.	**Less than Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with the addition of a trail.	**Potentially Significant** Construction of the trail may involve relocation of existing utilities or need to be evaluated to ensure that it could be used as an access road for utilities.
C Water flow improvement under the bridge at Mission Gorge/Fairmont Avenue to connect Alvarado Creek and the River; pedestrian connection under or over the bridge for access to the Pathway from Alvarado Creek	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge would be allowed under existing zoning and community plan designations. However, potential conflicts with the	**Less than Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge would not change the neighborhood character or block existing views.	**Less than Significant** Construction and operation of a pedestrian path an improving water flow would not result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge could affect sensitive species and habitat, and result in potential conflicts with the City subarea plan associated with	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge, and associated ground disturbance could	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in	**Potentially Significant** Improving water flow and adding a pedestrian path under or over the Mission Gorge/ Fairmont Avenue bridge could temporarily impact vehicle and pedestrian/bicyclist traffic in the area. In the long-term, potential conflicts	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of a pedestrian path under or over the Mission Gorge/

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	City subarea plan associated with elimination or disturbance of riparian habitat within the MSCP/MHPA would be potentially significant.			development within the MSCP/MHPA.		result in exposure to hazards.	during construction.	addition, it is not known if seismic or other geologic hazards exist at proposed location.	between pedestrians/bicyclists and motor vehicles would be reduced.	Fairmont Avenue bridge may need to account for the location of existing utilities or avoid restricting access.
D Grantville redevelopment including public parks and open space and River Pathway alignment	**No Impact** Redevelopment of Grantville is outside the scope of the Master Plan. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response
E Open space and trail connections with Alvarado and Navajo Canyons	**Potentially Significant** The potential exists that improving the trails within the canyons would take place in the MHPA within these tributary canyons Depending on potential trail alignment alternatives the potential exists that grading and habitat disturbance associated with a particular trail alignment could result in conflicts with the City subarea plan associated with development within the MSCP/MHPA. The conflict with the Subarea Plan	**Less than Significant** No major structures are proposed in association with improving open space and trail connections. Therefore, these improvements would not change the neighborhood character or block existing views from residential areas surrounding the canyons.	**Potentially Significant** Improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River could increase the number of trail users and therefore increase the number of automobile trips to and from the area. However, these increases in vehicle trips from that associated with existing park visitors accessing the trails is not anticipated to be substantial and, therefore, would not	**Potentially Significant** Grading and construction activities associated with improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River could indirectly impact sensitive species within upland and riparian habitats within the river and tributary canyons and result in direct impacts on upland habitats including coastal sage scrub and chaparral and/or jurisdictional	**Potentially Significant** Grading associated with improving open space and trail connections could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources, or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location(s) would be on or near a hazardous site, improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River, and associated ground disturbance could result in exposure to hazards during construction.	**Potentially Significant** Improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River could involve ground disturbance that would impact long-term drainage patterns within the tributary canyons. It is likely that BMPs would be required to address impacts during construction and potential long-term impacts on River hydrology and water quality.	**Potentially Significant** Improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River would involve ground disturbance, and could increase the potential for erosion of soils on and off site within steeply sloping areas within the canyons. In addition, it is not known if seismic or other geologic hazards exist at the locations shown on Figure 3-6.	**Less than Significant** Improving open space and trail connections between Alvarado Canyon (to the south) and Navajo Canyon (to the north) across the River would not improve accessibility to the canyons and therefore reduce potential conflicts between pedestrians/ bicyclists and motor vehicles. Improving open spaces and trail connections would not create a new destination for vehicles and, therefore, would not result in long-term generation of vehicle trips.	**Potentially Significant** Sewer and water utilities are within these canyons. As a result the trail connections would need to be designed to avoid impacts to these utilities. The potential use of the trails as sewer access roads would also need to be evaluated. Improving open space and trails would not generate a significant increase in park visitors because it is not a destination use, and, therefore, would not generate population growth or the need for additional public

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	would be a significant impact.		result in a conflict with the ability of the City to meet air quality emission goals. Construction of the improvements, if involving substantial trail structure installation or trail realignment, could result in short-term impacts on air quality associated with fugitive dust.	wetlands in the tributary canyons as well as to riparian habitats in proximity to the River.				Therefore, potential hazards from seismic or geologic formations could adversely impact structures near the trails or the actual trail alignment.		services or energy supplies.
F Connection between the Pathway and Mission San Diego de Alcalá	**Potentially Significant** This connection would possibly be confined to roadways or other disturbed areas and therefore would not result in conflicts with the MSCP. However the exact locations and the relationship to the MHPA associated with the River would need to be evaluated.	**Less than Significant** Adding a connection between the River Pathway and Mission San Diego de Alcalá would not change the neighborhood character or block existing views.	**Less than Significant** Adding a connection between the River Pathway and Mission San Diego de Alcalá would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** This connection would possibly be confined to roadways or other disturbed areas and therefore impacts to biological resources may be minimal. However, potential impacts to biological resources would need to be evaluated when the specific alignment is determined.	**Potentially Significant** Adding a connection between the River Pathway and Mission San Diego de Alcalá could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, construction of a connection between the River Pathway and Mission San Diego de Alcalá, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** If the connection is confined to roadways and other disturbed areas it is possibly that long term impacts to hydrology and water quality could be avoided. However the potential need for BMPs would be need to evaluated to address impacts during construction.	**Potentially Significant** If the connection is limited to roadways it is not anticipated that geotechnical hazards would be significant. However the potential geotechnical issues would need to be evaluated when the specific alignment is determined.	**Potentially Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with the addition of new trails.	**Potentially Significant** Potential impacts to utilities located within the roadway and the river would need to be evaluated when the specific alignment of the connection is determined.
G Study alternatives for improving River hydrology and removal of barriers between pond sections to create a larger, deeper pond	**No Impact** This recommendation only involves the study of alternatives for improving hydrology and creating a larger, deeper pond separate from the River channel. Therefore, any impacts associated	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
	with the individual projects would not be attributed to the River Park Master Plan.									
H Interpretive signage about the history of the Confluence Reach	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP.	**Less than Significant** Adding interpretive signage along the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that may impact historical or paleontological resources.	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing interpretive signage along the River Pathway within the Confluence Reach would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.
Upper Valley – Figure 3-7										
A Admiral Baker Golf Course improvements to create space for the Pathway and control surface runoff to the River	**No Impact** This recommendation involves coordinating with the U.S. Navy to seek modifications to the Admiral Baker Golf Course to the north of the River, including securing space for the River Pathway and controlling runoff to the River. Any impacts associated with the individual projects would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
B Open space and trail connection improvements to Elanus Canyon	**Potentially Significant** The potential exists that improving the trails within the canyon would take place in the MHPA within this tributary canyon. Depending on potential trail alignment alternatives the potential exists that grading and habitat disturbance associated with a particular trail alignment could result in conflicts with the City subarea plan associated with development within the MSCP/MHPA. The conflict with the Subarea Plan would be a significant impact.	**Less than Significant** Construction of trails would not change the neighborhood character or block existing views from residential areas surrounding the canyons.	**Potentially Significant** Improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course could increase the number of trail users and therefore increase the number of automobile trips to and from the area. However, these increases in vehicle trips from that associated with existing park visitors accessing the trails is not anticipated to be substantial and, therefore, would not result in a conflict with the ability of the City to meet air quality emission goals. Construction of the improvements, if involving substantial trail structure installation or trail realignment, could result in short-term impacts on air quality associated with fugitive dust.	**Potentially Significant** Grading and construction activities associated with improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course could indirectly impact sensitive species within upland and riparian habitats within the river and tributary canyon and result in direct impacts on upland habitats including coastal sage scrub and chaparral and/or jurisdictional wetlands in the tributary canyon as well as to riparian habitats in proximity to the River.	**Potentially Significant** Grading associated with improving open space and trail connections could impact subsurface archeological resources, historical built environment resources, or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location(s) would be on or near a hazardous site, improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course could involve ground disturbance that would impact long-term drainage patterns within the tributary canyon. It is likely that BMPs would be required to address impacts during construction and potential long-term impacts on River hydrology and water quality.	**Potentially Significant** Improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course would involve ground disturbance, and could increase the potential for erosion of soils on and off site within steeply sloping areas within and adjacent to the canyon. In addition, it is not known if seismic or other geologic hazards exist at the locations shown on Figure 3-7. Therefore, potential hazards from seismic or geologic formations could adversely impact structures near the trails or the actual trail alignment.	**Less than Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with the addition of new trails. Improving open spaces and trail connections would not create a new destination for vehicles and, therefore, would not result in long-term generation of vehicle trips.	**Potentially Significant** Because it is unknown whether the location(s) would be in the vicinity of an access road for utilities or impact existing utility improving open space and trail connections to Elanus Canyon north of the River and the Admiral Baker Gold Course may need to account for the location of existing utilities or avoid restricting access. Improving open space and trail connections would not generate a significant increase in park visitors because it is not a destination use, and, therefore, would not generate population growth or the need for additional public services or energy supplies.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
C Public parks along the Pathway within the Grantville Redevelopment Subarea B, with opportunities for water recreation	**No Impact** Redevelopment of Grantville is outside the scope of the Master Plan. Therefore, any impacts associated with the creation of public parks within the Grantville Redevelopment Subarea B south of the River would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response
D River hydrology improvements from separation of River channel from old mining ponds as land is redeveloped	**Potentially Significant** Improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River would be allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with impacts to wetlands and riparian habitat within the MSCP/MHPA would be potentially significant.	**Less than Significant** Improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River would not change the neighborhood character or block existing views.	**Less than Significant** Improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River would not increase the number of automobile trips to and from the area, nor would any required construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Construction of the River's hydrology improvements including separating the River channel from old mining ponds that exist to the south of the River could affect sensitive species and wetland and riparian habitat,	**Potentially Significant** Ground disturbance associated with construction of the River's hydrology improvements could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Improving the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic conditions exist that would pose a hazard to the proposed improvements.	**Less than Significant** Proposed river improvements at the mining ponds would not impact traffic circulation.	**Potentially Significant** Because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of improvements to the River's hydrology by separating the River channel from old mining ponds that exist to the south of the River may need to account for the location of existing utilities or avoid restricting access.
E River hydrology improvements coordinated with Superior Mine project; open space and habitat areas, interpretative	**No Impact** Redevelopment of the Superior Mine is outside the scope of the Master Plan. Therefore, any impacts associated with the project	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

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signage regarding history of the Upper Valley Reach	would not be attributed to the River Park Master Plan.									
F Connection to Mission Trails Regional Park from Pathway once Grantville Subarea B redevelops	**Potentially Significant** The Grantville redevelopment is outside the scope of the Master Plan; nevertheless, adding a connection between the River Pathway and Mission Trails Regional Park would be allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with extending a trail through the MSCP/MHPA would be potentially significant.	**Less than Significant** The Grantville redevelopment is outside the scope of the Master Plan; nevertheless, adding a connection between the River Pathway and Mission Trails Regional Park would not change the neighborhood character or block existing views.	**Less than Significant** Adding a connection between the River Pathway and Mission Trails Regional Park would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Adding a connection between the River Pathway and Mission Trails Regional Park could affect sensitive species as well as upland and riparian habitat.	**Potentially Significant** Adding a connection between the River Pathway and Mission Trails Regional Park could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** The Grantville redevelopment is outside the scope of the Master Plan; nevertheless, because it is unknown whether the location would be on or near a hazardous site, construction of a connection between the River Pathway and Mission Trails Regional Park, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Adding a connection between the River Pathway and Mission Trails Regional Park could involve ground disturbance that would impact long-term drainage patterns on the steep slopes in Mission Trails Regional Park; BMPs would be required to address impacts during construction.	**Potentially Significant** The Grantville redevelopment is outside the scope of the Master Plan; nevertheless, adding a connection between the River Pathway and Mission Trails Regional Park would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Potentially Significant** In the long-term, potential conflicts between pedestrians/ bicyclists and motor vehicles would be reduced with the addition of new trails.	**Potentially Significant** Sewer and Water utilities are within the river at this location. Therefore the potential exists that extension of this connection could conflict with planned and existing utilities.
G Interpretive signage about history of the Upper Valley Reach	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP.	**Less than Significant** Adding interpretive signage along the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact historical or paleontological resources.	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing interpretive signage along the River Pathway within the Upper Valley Reach would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
								that could damage the sign.		
H Trail connections from Pathway to the Tierrasanta community with kiosks at each trail and at least one overlook at higher elevation	**Potentially Significant** Adding trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, is allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** Adding trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, would not change the neighborhood character or block existing views.	**Less than Significant** Adding trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, would not increase the number of automobile trips to and from the area, nor would any required construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Construction of trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, could involve ground disturbance that would impact sensitive biological resources and sensitive wetlands and riparian habitat.	**Potentially Significant** Construction of trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site; construction of trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Construction of trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, could involve ground disturbance that would impact long-term drainage patterns on the steep slopes in this areas; BMPs would be required to address impacts during construction.	**Potentially Significant** Construction of trail connections from the River Pathway to the Tierrasanta community north of the River, with kiosks at each trail and an overlook at a high elevation, would involve ground disturbance, and could increase the potential for erosion of soils on and off site within the steep slopes of this area; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Trail connections from the River Pathway to the Tierrasanta community north of the River, kiosks at each trail, and an overlook at a high elevation would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Potentially Significant** Because it is unknown whether the locations would be in the vicinity of access roads for utilities or impact existing utility infrastructure, the design and placement of trails, kiosks, and the overlook may need to account for the location of existing utilities or avoid restricting access.
Gorge – Figure 3-8										
A Support the Recommendations of the Mission Trails Regional Park Master plan to establish a continuous trail system through the Mission Trails Regional Park that connects the west and east ends of the Pathway	**No Impact** This recommendation involves supporting a project that would be implemented in accordance with another land use plan. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

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B Kiosks at west and east entrances to the Mission Trails Regional Park along the Pathway	**Potentially Significant** Potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** Adding kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway would not change the visual character of the area or block existing views. The kiosks would be relatively small structures adjacent to an existing trail. Unobstructed views would continue to be available from the River Pathway.	**Less than Significant** Emissions from construction activity for kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway would be minimal. Installation of these kiosks would not increase the number of automobile trips to and from the area, or result in long-term pollutant emissions.	**Potentially Significant** Ground disturbance associated with construction of kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway could indirectly impact sensitive species and result in direct impacts on wetland, riparian, and upland habitats.	**Potentially Significant** Construction of kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the locations would be on or near a hazardous site, adding kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway, and associated ground disturbance, could result in exposure to hazards. Kiosks located in proximity to the River could be subject to hazards from flooding.	**Potentially Significant** Construction of kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway could impact long-term drainage patterns if the construction sites would require alteration of any River topography.	**Potentially Significant** Construction of kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site. In addition, it is not known if seismic or other geologic hazards exist at proposed locations.	**Less than Significant** Adding kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area because it is assumed that the kiosks would be located outside of the River Pathway. The kiosks would not be destinations for vehicles and therefore would not result in long-term generation of vehicle trips.	**Potentially Significant** Kiosks at the west and east entrances to the Mission Trails Regional Park along the River Pathway would not generate a significant increase in park visitors because they would not be a destination use. Therefore, installation of these kiosks would not generate population growth or the need for additional public services or energy supplies. Because it is unknown whether the locations would be in the vicinity of access roads for utilities or impact existing utility infrastructure, the design and placement of the kiosks may need to account for the location of existing utilities or avoid restricting access.
C Mission Trails Visitor Center interpretive signage regarding history of the park and the River	**No Impact** This recommendation involves supporting a project that would be implemented in accordance with another land use plan. Therefore, any impacts associated with the project	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

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	would not be attributed to the River Park Master Plan.									
D Maintenance of the Old Mission Dam by dredging; interpretative signage on reasons and methods for maintenance	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that adding interpretive signage northwest of the River along the River Pathway is allowed under existing zoning and community plan designations and would not conflict with the MSCP/MHPA.	**Less than Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that adding interpretive signage northwest of the River along the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that adding interpretive signage northwest of the River along the River Pathway would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that adding interpretive signage northwest of the River along the River Pathway could impact wetland, riparian, and upland habitats, and result in potential conflicts with the City subarea plan associated with development within the MSCP/MHPA.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that adding interpretive signage northwest of the River along the River Pathway could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that because it is unknown whether the location would be on or near a hazardous site, adding interpretive signage northwest of the River along the River Pathway, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that constructing interpretive signage northwest of the River along the River Pathway could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that constructing interpretive signage northwest of the River along the River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that constructing interpretive signage northwest of the River along the River Pathway would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Potentially Significant** Maintenance of the Old Mission Dam is outside the scope of the Master Plan; nevertheless, it can be stated that because it is unknown whether the location would be in the vicinity of an access road for utilities or impact existing utility infrastructure, the design and placement of interpretive signage northwest of the River along the River Pathway may need to account for the location of existing utilities or avoid restricting access.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
E Trail connections from Kumeyaay Lake campground to the Pathway below SR-52	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that adding these trail connections are allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that adding these trail connections would not change the neighborhood character or block existing views.	**Less than Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that adding these trail connections would not increase the number of automobile trips to and from the area, nor would any required construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that construction of these trail connections could involve ground disturbance that would impact sensitive biological resources and sensitive wetland, riparian, and upland habitats, and result in potential conflicts with the City subarea plan associated with development within the MSCP/MHPA.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that construction of these trail connections could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that, because it is unknown whether the location would be on or near a hazardous site; construction of these trail connections, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that construction of these trail connections could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that construction of these trail connections would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that construction of these trail connections would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Potentially Significant** This recommendation merely calls for the study of possible trail connections running below SR-52 between the River Pathway and the Kumeyaay Lake campground. Nevertheless, it can be stated that, because it is unknown whether the locations would be in the vicinity of access roads for utilities or impact existing utility infrastructure, the design and placement of these trail connections may need to account for the location of existing utilities or avoid restricting access.
F River hydrology improvement through the Kumeyaay Lake Dredging and Berm Restoration	**No Impact** This recommendation involves supporting a project that would be implemented in accordance with another land use plan. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
G Trail connections and alignments from the Equestrian Staging Area to the Pathway below SR-52	**Potentially Significant** Adding trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway is allowed under existing zoning and community plan designations. However, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** Adding trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Adding trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway would not increase the number of automobile trips to and from the area, nor would any required construction result in air emissions that would substantially deteriorate ambient air quality.	**Potentially Significant** Construction of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway could involve ground disturbance that would impact sensitive biological resources and sensitive wetland, riparian, and upland habitats, and result in potential conflicts with the City subarea plan associated with development within the MSCP/MHPA.	**Potentially Significant** Construction of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway could involve ground disturbance that may impact historical or paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site; construction of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway, and associated ground disturbance, could result in exposure to hazards.	**Potentially Significant** Construction of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Construction of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Potentially Significant** Because it is unknown whether the locations would be in the vicinity of access roads for utilities or impact existing utility infrastructure, the design and placement of trail connections below SR-52 from the Equestrian Staging Area north of the River to the River Pathway may need to account for the location of existing utilities or avoid restricting access.
H Interpretive signage along Pathway about the Gorge Reach	**Less than Significant** Adding interpretive signage to an area would not create land use conflicts with zoning, community plans, or the MSCP.	**Less than Significant** Adding interpretive signage along the River Pathway would not change the neighborhood character or block existing views.	**Less than Significant** Adding interpretive signage would not increase the number of automobile trips to and from the area, nor would its construction result in air emissions that would substantially deteriorate ambient air quality.	**Less than Significant** Adding interpretive signage would not result in impacts to biological resources.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact historical or paleontological resources.	**Less than Significant** Adding signage to an area would not create hazards or expose people to hazards.	**Potentially Significant** Constructing interpretive signage could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing interpretive signage along the River Pathway would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location that could damage the sign.	**Less than Significant** Addition of interpretive signage to an area would not create conflicts between pedestrians/ bicyclists and motor vehicles in the area.	**Less than Significant** Installation of signage would not conflict with planned or existing utilities.

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
Plateau– Figure 3-9										
A Potential alignment and methods to create the Pathway under SR-52 and West Hills Parkway to the Carlton Oaks Golf Course	This recommendation requires coordination with Caltrans to identify the placement of the River Parkway under SR-52 and West Hills Parkway. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response
B Pathway built on existing berm on north side of River through Carlton Oaks Golf Course with path connection to West Hills Parkway	**Potentially Significant** Constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway would be allowed under existing zoning and community plan designations. However, potential exists that adding the Pathway and connecting path would take place in the MHPA. Depending on the alignment alternatives the potential exists that grading and habitat disturbance could result in conflicts with the City subarea plan	**Less than Significant** No major structures are proposed in association with constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway. Therefore, these additions would not change the neighborhood character or block existing views.	**Potentially Significant** Constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway could increase the number of Pathway users and therefore increase the number of automobile trips to and from the area. However, these increases in vehicle trips from that associated with existing park visitors accessing the Pathway are not anticipated to be substantial and, therefore, would not result in a conflict with the ability of the City to meet air	**Potentially Significant** Grading and construction activities associated with constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway could indirectly impact sensitive species in riparian habitat within the River Valley and result in direct impacts on jurisdictional wetlands and riparian habitats in proximity to the River.	**Potentially Significant** Grading associated with constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources, or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location(s) would be on or near a hazardous site, constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway, and associated ground disturbance, could result in exposure to hazards.	**Potentially Significant** Constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway could involve ground disturbance that would impact long-term drainage patterns. It is likely that BMPs would be required to address impacts during construction and potential long-term impacts on River hydrology and water quality.	**Potentially Significant** Constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway would involve ground disturbance, and could increase the potential for erosion of soils on and off site. In addition, it is not known if seismic or other geologic hazards exist at the locations shown on Figure 3-9. Therefore, potential hazards from seismic or geologic formations could adversely impact structures near the paths or the actual	**Less than Significant** Constructing the River Pathway on the existing berm north of the River through Carlton Oaks Golf Course and adding a connecting path to West Hills Parkway would not create new conflicts between pedestrians/ bicyclists and motor vehicles. Adding the River Pathway and a connecting path would not create a new destination for vehicles and, therefore, would not result in long-term generation of vehicle trips.	**Potentially Significant** It is unknown whether the location(s) would be in the vicinity of an access road for utilities or impact existing utilities within the City of San Diego and/or the City of Santee. Potential conflicts would need to be evaluated at the time the alignment of the Pathways is further defined. Adding the River Pathway and a connecting path would not generate a significant increase in park visitors because it is not a destination use, and, therefore, would not generate population growth or the need for

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
	associated with development within the MSCP/MHPA. The conflict with the Subarea Plan would be a significant impact.		quality emission goals. Construction of the Pathway and connecting path, if involving substantial trail structure installation or trail realignment, could result in short-term impacts on air quality associated with fugitive dust.					path alignments.		additional public services or energy supplies.
C Naturalized landscape buffer along the Carlton Oaks Golf Course, using native plants and removing exotics; buffer designed to provide habitat and serve as infiltration device for treating runoff	This recommendation merely requires initiating discussions with the Carlton Oaks Golf Course to implement a native species landscape buffer between the golf course and the River. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response
D Open space restoration along the River if Carlton Oaks Golf Course is redeveloped to a new use	**No Impact** Redevelopment of the Carlton Oaks Golf Course is outside the scope of the Master Plan. Therefore, any impacts associated with the project would not be attributed to the River Park Master Plan.	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response	**No Impact** See Land Use Response

Figure Reference/ Reach Recommendation	Land Use	Visual Effects and Neighborhood Character	Air Quality and Greenhouse Gas Emissions/Climate Change	Biological Resources	Historical Resources/ Paleontological Resources	Human Health, Public Safety, and Hazardous Materials	Hydrology and Water Quality	Geology and Soils	Traffic and Circulation	Public Services/ Population and Housing/Public Utilities/Energy Conservation
E Kiosk at boundary of the Cities of San Diego and Santee identifying the eastern end of the River Park	**Potentially Significant** A kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park would be allowed under existing zoning and community plan designations, but the kiosk would likely be located within MHPA associated with the River. As a result, potential conflicts with the City subarea plan associated with development within the MSCP/MHPA would be potentially significant.	**Less than Significant** A kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park would not change the visual character of the area or block existing views. The kiosk would be a relatively small structure adjacent to an existing trail.	**Less than Significant** Emissions from construction activity for a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park would be minimal. Installation of a kiosk would not increase the number of automobile trips to and from the area, or result in long-term pollutant emissions.	**Potentially Significant** Ground disturbance associated with construction of a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park could indirectly impact sensitive species and result in direct impacts on wetland and riparian habitats.	**Potentially Significant** Construction of a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park could involve ground disturbance that could impact subsurface archeological resources, historical built environment resources or subsurface paleontological resources.	**Potentially Significant** Because it is unknown whether the location would be on or near a hazardous site, constructing a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park, and associated ground disturbance could result in exposure to hazards.	**Potentially Significant** Constructing a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park could involve ground disturbance that would impact long-term drainage patterns; BMPs would be required to address impacts during construction.	**Potentially Significant** Constructing a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park would involve ground disturbance, and could increase the potential for erosion of soils on and off site; in addition, it is not known if seismic or other geologic hazards exist at proposed location.	**Less than Significant** Constructing a kiosk along the River Pathway at the boundary between San Diego and Santee that identifies the eastern end of the River Park would not create conflicts between pedestrians/bicyclists and motor vehicles in the area.	**Potentially Significant** It is unknown whether the location(s) would be in the vicinity of an access road for utilities or impact existing utilities within the City of San Diego and/or the City of Santee. Potential conflicts would need to be evaluated at the time the kiosk is further defined.

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Table ES-2. Summary of Environmental Impacts and Mitigation Measures

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Land Use		
Would implementation of the Master Plan result in a conflict with the goals, objectives, and recommendations of the General Plan, the Municipal Code, or the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans? How is the Master Plan consistent with the land use designation, intensity of development, and environmental goals of these plans? The Master Plan would not conflict with any applicable land use plan, goal, or objective of the General Plan, Municipal Code, and the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans. Therefore, impacts would be less than significant.	No mitigation is required.	**Less than Significant**
Would implementation of the Master Plan be consistent with the density calculations, design standards, use restrictions, and any other development regulations of the City's Land Development Code related to the applicable zoning regulations? The Master Plan would not conflict with the development regulations of the City's LDC. Therefore,	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
impacts would be less than significant.		
Would the Master Plan result in a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Plan (MSCP) Subarea Plan and the Multi-Habitat Planning Area (MHPA) adopted for the purpose of avoiding or mitigating an environmental effect for the area? **LU-1:** Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in increased impacts on biological resources within the MHPA and/or exceed development limits within the MHPA. Construction of these facilities is considered a potentially significant impact.	**LU-1:** To reduce potentially significant impacts on Environmentally Sensitive Lands within the MHPA, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment, would be submitted for review in accordance with the CEQA Significance Thresholds for consistency determination with the MSCP Subarea Plan, the MSCP Land Use Adjacency Guidelines, the ESL Regulations, consistency with the Master Plan PEIR, and all other applicable federal and state regulations. The regulations for new development would reduce potential impacts on Environmentally Sensitive Lands inside the MHPA and help conserve the long-term biological resources consistent with the MCSP. Future actions implemented in accordance with Reach Recommendations, Design Guidelines, and the Municipal Code Amendments shall be submitted for review in accordance with the CEQA Significance Thresholds, which requires that a site-specific biological resources survey be prepared in accordance with City of San Diego Biology Guidelines. Any future projects resulting in impacts on Environmentally Sensitive Lands inside the MHPA, on sensitive plant or wildlife species, and/or on resources resulting from projects that exceed the allowable level of development within the MHPA shall complete an MHPA Boundary Line Adjustment and obtain City, CDFG, and USFWS concurrence prior to project approval/construction. Projects proposing impacts on Environmentally Sensitive Lands would implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2) and provide suitable mitigation in accordance with the MSCP Subarea Plan. For all projects adjacent to or within the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of any authorization to proceed, the following shall occur: • Lighting shall be directed away from the MHPA, and shielded if necessary, and a note shall be included on the plans to the satisfaction	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Plan (MSCP) Subarea Plan and the Multi-Habitat Planning Area (MHPA) adopted for the purpose of avoiding or mitigating an environmental effect for the area remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	of the Environmental Designee (ED). • Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer. • The landscape plan shall be review and approved by the ED to ensure that no invasive nonnative plant species shall be planted in or adjacent to the MHPA. • All manufactured slopes must be included within the development footprint and outside the MHPA. • All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. • Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED. **Mitigation for Short-term Impacts on Sensitive Species from Project Construction** • Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, as outlined below, shall be required for any grading or clearing activities. • Prior to the issuance of any authorization to proceed, the City's ED shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher are shown on the grading and building permit plans: • No clearing, grubbing, grading or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher; between March 15 and September 15, the breeding season of the least Bell's vireo; and between May 1 and September 1, the breeding season of the southwestern willow flycatcher, until the following requirements have been met to the	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	satisfaction of the LDR: ○ A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey habitat areas (only within the MHPA for gnatcatchers) that would be subject to construction noise levels exceeding 60 decibels hourly average (dB[A]) for the presence of coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of construction. If coastal California gnatcatcher, least Bell's vireo, and/or southwestern willow flycatcher are present, then the following conditions must be met: a. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no clearing, grubbing, or grading of occupied habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; AND b. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of the occupied habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with the listed animal species) and approved by the ED at least 2 weeks prior to the commencement of construction activities;	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	OR c. At least 2 weeks prior to the commencement of clearing, grubbing, grading, and/or any construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the aforementioned avian species. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB (A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the appropriate breeding season. ○ Construction noise monitoring shall continue at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the Environmental Review Manager(ERM), as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment. ○ If the aforementioned avian species are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ED and applicable resource agencies that demonstrates whether mitigation measures such as noise walls are	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	necessary during the applicable breeding seasons of March 1 and August 15, March 15 and September 15, and May 1 and September 1, as follows: a. If this evidence indicates the potential is high for the aforementioned avian species to be present based on historical records or site conditions, then Condition 1-b or 1-c shall be adhered to as specified above. b. If this evidence concludes that no impacts on the species are anticipated, no new mitigation measures are necessary. If the permittee begins construction prior to the completion of the protocol avian surveys, then the Development Services Department shall assume that the appropriate avian species are present and all necessary protection and mitigation measures shall be required as described above. If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to Mitigation Monitoring Coordination (MMC) prior to the preconstruction meeting. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated in to the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation would be required.	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Visual Effects and Neighborhood Character		
Would the Master Plan result in a substantial change to natural topography or other ground surface relief features? Implementation of the Master Plan, including development permitted within the RCA and RIA, would not result in adverse changes to natural topography or other ground surface relief features that would adversely impact the visual character of the valley. Possible changes to the River topography implemented in accordance with the Master Plan to address water quality or to improve hydrology would not result in substantial adverse changes in the visual character of the River. No changes to the topography of the River would occur without conducting site-specific project-level analysis of the proposed changes. Any projects developed in accordance with the Community Plan Amendments would continue to be subject to site-specific CEQA impact analysis. Therefore, because future analysis will be required for subsequent projects, the Community Plan Amendments would not result in any impacts related to substantial changes in natural topography or other ground surface relief features.	No mitigation is required. Descriptions of the existing City regulations and Community Plans as well as Master Plan Design Guidelines, which minimize potential adverse impacts on existing topography, are summarized in the impact analysis.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Would implementation of the Master Plan result in the blockage of public views from designated open space areas, roads, or to any significant visual landmarks or scenic vistas? **Would the Master 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?** *River Corridor Area* Considering the relatively small scale of structures proposed within the RCA and that the Master Plan contains Design Guidelines to minimize impacts on views and visual character it is anticipated that implementation of the Master Plan Reach Recommendations or Design Guidelines within the RCA would result in less-than-significant impacts on the visual character or views from public or private vantage points considered important by local community plans. Considering the structures and River Pathway would involve minimal grading and would be relatively small in scale it is not anticipated that the structures or completion of the grading for these	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
improvements would obscure views or adversely impact views from major roadways. Therefore, impacts would be less than significant. *River Influence Area* It is anticipated that future development pursuant to the Master Plan within the RIA would not cause substantial view blockage from a public viewing area of a public resource considered significant by the Mission Valley Community Plan		
Would the Master Plan be compatible with surrounding development in terms of bulk, scale, materials, or style? *River Corridor Area* Potential future improvements within the RCA would be limited to the River Pathway, shade structures, picnic and overlook structures, and signage along the River. Also, guidelines for plant materials are provided in the Design Guidelines for the RCA and state that "plant materials in the river corridor areas shall consist primarily of tall canopy trees and low growing shrubs, with limited use of smaller multi-stem tree species on the non-river side of the pathway." In the City, most of the River lies	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
within urbanized areas in central San Diego (primarily Mission Valley), and it is likely that the development of shade structures, picnic and overlook structures, and signage along the River with tall tree canopies would be compatible with the bulk and scale of surrounding development. The structures proposed within the RCA would be relatively small when compared with existing residential, commercial, and industrial structures immediately surrounding the RCA. In addition, within the Lower Valley and Upper Valley reaches of the River structures such as benches, picnic tables, and multi-use pathways are already placed along the River. As a result, impacts from implementing the Reach Recommendations and Design Guidelines within the RCA related to incompatibility with surrounding development in terms of bulk, scale, materials, or style would be less than significant. *River Influence Area* Future development within the RIA would be subject to the Master Plan Design Guidelines, which include recommendations for site coverage, building heights and setbacks, materials, lighting, signage, landscaping, fences, and walls to relate future development		

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
to the River. These requirements are intended to protect views into the River Corridor and to prevent future development from creating visual walls that reduce public accessibility to the River. The Design Guidelines also state that the existing zoning and land use regulations would apply if they are more restrictive. However, the Master Plan does not include specific development proposals within the RIA, and future development would be subject to the underlying land use and zoning designations applied by the General Plan and the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans and LDC. Because any proposed development within the RIA would be subject to underlying regulations regarding bulk and scale, and RIA Design Guidelines are intended to ensure that the bulk and scale of development is compatible with use of the River as a park, implementation of the Reach Recommendations and Design Guidelines within the RIA would not result in adverse impacts related to developments with incompatible bulk and scale.		

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Would the Master Plan's land use changes cumulatively cause "extensive" view blockage (i.e., overall scenic quality is changed from natural view to man-made appearance)? The addition of the Master Plan Reach Recommendations would not contribute to any changes in land use or involve construction of any large structures that would change the visual character of the predominantly built out areas within the portion of the River covered by the Master Plan, and the RIA Design Guidelines are intended to benefit the visual character of development near the RCA. Therefore, impacts would be less than significant.	No mitigation is required.	**Less than Significant**
Air Quality		
Would implementation of the Master Plan result in an increased number of automobile trips that potentially affect San Diego's ability to meet regional, state, and federal clean air standards? The Master Plan is not growth inducing. Vehicle trips generated by recreational uses constructed in accordance with the Master Plan are anticipated to be small and not exceed increases of 0.5%, relative to the no Master Plan condition. A	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
screening analysis of criteria pollutants demonstrates that emissions would not exceed the SDAPCD's thresholds. The Master Plan would therefore not hinder attainment with air quality plans developed to meet federal and state air quality standards, and impacts would be less than significant.		
Would implementation of the Master Plan result in air emissions that would substantially deteriorate ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations? The Master Plan is not anticipated to result in objectionable odors or disperse pollutants beyond the premises of the RCA/RIA. It is also consistent with the San Diego Municipal Code and relevant Community Plans. **AQ-1:** Projects constructed in accordance with the Master Plan Reach Recommendations would generate short-term emissions that would result in a violation of air quality standards. Likewise, DPM from delivery trucks would increase long-term cancer risk for nearby sensitive receptors. Without more detailed information on construction emissions and	**AQ-1: Implement Standard Dust Control Measures to Reduce Fugitive Dust** In accordance with SDAPCD Rule 55, projects constructed under the Master Plan that exceed the SDAPCD's thresholds for PM10 and PM2.5 shall implement fugitive dust controls during construction activities. Although Rule 55 does not prescribe specific dust control measures, the County's Air Quality Guidelines list several measures that would be implemented as part of construction activities tied to issuance of any future grading permit. The control measures that would most likely be implemented during construction of future projects are listed below. During the grading plan check process, the lead agency shall require dust control measures and performance standards in accordance with APCD requirements, and control measures to reduce fugitive dust from related construction activities, such as but not limited to: • Water the grading areas to reduce fugitive dust. • Apply chemical stabilizers and/or replace ground cover on graded areas as quickly as possible to reduce fugitive dust. • Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry. • Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads. • Remove any visible track-out into traveled public streets. • Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a deterioration in ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
delivery vehicles, a quantitative analysis is not possible. This is a significant impact.	• Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. • Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling. • Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph. • Cover/water onsite stockpiles of excavated material. • Enforce a 15 mile-per-hour speed limit on unpaved surfaces. • On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. • Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County to reduce dust generation. • Limit the daily grading volumes/area. **Implement Standard Measures to Reduce NO_X from Diesel-Powered Construction Equipment** Projects constructed under the Master Plan exceeding the SDAPCD's threshold for NO_X shall implement the following controls during construction activities. These strategies are outlined in the County's Air Quality Guidelines. These measures shall be incorporated into future projects tied to issuance of any grading permit. • Grading or fuel use restriction (e.g., aqueous diesel fuel) shall be imposed as mitigation. • Use of modified equipment incorporating such measures as cooled exhaust gas recirculation or lean-NO_X catalysts. • Require equipment to be maintained in good tune and to reduce excessive idling time. • Require the use of equipment models newer than 1996. • Require a permit to operate from the SDAPCD for any generators that produce greater than 50 horsepower.	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Biological Resources		
Would implementation of the Master Plan result in reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? **BIO-1:** Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Construction of these facilities and the associated potential for decreased species is considered a potentially significant impact.	**BIO-1:** To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the RCA/RIA, all subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2002). The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species, as noted in Section 5.4.2, "Existing Conditions," above, shall be recorded and presented in a biological resources report. Based on available habitat within the RCA/RIA, focused presence/absence surveys shall be conducted in accordance with the biology guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the ESA, MBTA, Bald and Golden Eagle Protection Act, CESA, MSCP Subarea Plan, and ESL Regulations. In addition, a preliminary or final jurisdictional wetlands delineation of the RCA/RIA shall be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region* (2008). A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (e.g., vernal pools) that may not be within the USACE jurisdiction under the CWA or meet other federal jurisdictional criteria but are regulated by the FESA, CESA, CCC, and/or RWQCB. The City no longer has take authority for vernal pools containing sensitive species. A USFWS permit would be required if vernal pools were present with sensitive species.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	Mitigation for Impacts on Sensitive Upland Habitats Projects proposing impacts on sensitive upland Tier I, II, IIIA, or IIIB habitats shall implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2 – presented as Table 5.4-3 in this mitigation framework) and provide suitable mitigation in accordance with the MSCP Subarea Plan. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive vegetation communities including but not limited to riparian habitats, wetlands, oak woodlands, coastal sage scrub, and chaparral consistent with federal, state, and City guidelines. Any required mitigation for impacts on sensitive vegetation communities shall be outlined in a conceptual mitigation plan following the outline provided in the City Biology Guidelines. **Table 5.4-3. Upland Mitigation Ratios**	

Tier	Habitat Type	Mitigation Ratios			
TIER 1 (rare uplands)	Southern Foredunes Torrey Pines Forest Coastal Bluff Scrub Maritime Succulent Scrub Maritime Chaparral Scrub Oak Chaparral Native Grassland Oak Woodlands	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	2:1	3:1
			Outside	1:1	2:1
TIER II (uncommon uplands)	Coastal Sage Scrub (CSS) CSS/Chaparral	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	1:1	2:1
			Outside	1:1	1.5:1

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation

TIER III A (common uplands) — Mixed Chaparral, Chamise Chaparral

		Location of Preservation	
		Inside	Outside
Location of Impact	Inside*	2:1	3:1
	Outside	1:1	2:1

TIER III B (common uplands) — Non-Native Grasslands

		Location of Preservation	
		Inside	Outside
Location of Impact	Inside*	1:1	1.5:1
	Outside	0.5:1	1:1

Notes:

For all Tier I impacts, the mitigation could (1) occur within the MHPA portion of Tier I (in Tier) or (2) occur outside of the MHPA within the affected habitat type (in-kind)

For impacts on Tier II, IIIA, and IIIB habitats, the mitigation could (1) occur within the MHPA portion of Tiers I – III (out-of-kind) or (2) occur outside of the MHPA within the affected habitat type (in-kind). Project-specific mitigation will be subject to applicable ratios at the time of project submittal.

Mitigation for Impacts on Wetlands

Please refer to Mitigation Framework BIO-4.

Mitigation for Short-term Impacts on Sensitive Species from Project Construction

Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, required for any grading or clearing activities, is presented in Mitigation Framework LU-1 in Section 5.1, "Land Use."

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Would the Master Plan result in interference with the nesting/foraging/movement of any resident or migratory fish or wildlife species? **BIO-2:** Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in interference with the nesting, foraging, or movement of wildlife species within the RCA/RIA. Construction of these facilities and the associated potential for direct and indirect impacts is considered a potentially significant impact.	**BIO-2:** To reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the RCA/RIA, all future projects implemented within and outside of the RCA and RIA in association with Reach Recommendations and Design Guidelines shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines. The limits of any identified local-scale wildlife corridors or habitat linkages shall be identified and analyzed in relation to local fauna, and the conversion of vegetation communities (e.g., nonnative grassland to riparian or agricultural to developed) shall be analyzed for its effects. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive wildlife species, and to provide for continued wildlife movement through the corridor. Measures to be incorporated into project-level construction activities to address wildlife movement prior to issuance of any grading permits shall include the following. • If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to MMC prior to the preconstruction meeting. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated into the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation is required. Pre-grading clearance surveys shall be completed as required to comply with the ESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or ESL Regulations. • Manufactured slopes within the Path Corridor shall preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to interference with the nesting/foraging/movement of any resident or migratory fish or wildlife species remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	habitat. Avoid long, continuous manufactured slopes with hard edges and provide smooth transitions. All slopes shall be appropriately stabilized and re-vegetated with native plants found in the immediate vicinity. • All lighting along the River Pathway shall be shielded and directed away from sensitive areas. • Fences shall only be used in locations to protect sensitive habitat and historic resources. When fences are required, they shall be placed on the 100-year Floodway boundary or a minimum 5 feet from the River Pathway or trail, where possible. • Fencing such as wood~~Natural~~ peeler log fencing or steel/steel cables shall be used for all fences within the RCA to allow for wildlife movement. Fencing shall follow grades along the River Pathway and shall be a maximum of 42 inches~~4 feet~~ in height. Chain link fencing is discouraged.	
Would the Master Plan result in an impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral? **BIO-3:** Structures required by future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in direct or indirect impacts on sensitive vegetation communities including riparian vegetation, oak woodlands, wetlands, coastal sage scrub, and chaparral. Construction of these facilities is considered a potentially significant impact.	**BIO-3:** Please refer to Mitigation Framework BIO-1.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a sensitive habitat, including, but not limited to

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
		streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral remains significant and unavoidable, even with adherence to the Mitigation Framework.
Would the Master Plan affect the long-term conservation of biological resources as described in the MSCP? Would the Master 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? Please refer to Significance of Impact LU-1.	Please refer to Mitigation Framework LU-1.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to long-term conservation of biological resources as described in the MSCP remains significant and unavoidable, even with adherence to the Mitigation Framework.
Would the Master Plan result in the introduction of invasive species of plants into the area? One goal of the Master Plan is to remove exotic, invasive species from the RCA/RIA. In addition, the	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
MHPA Land Use Adjacency Guidelines require that no invasive nonnative plant species be introduced into areas adjacent to the MHPA. Because future development under the Master Plan and implementation of the Reach Recommendations would be discretionary and would require subsequent CEQA review and compliance with all City regulations, codes, etc., it is not anticipated that implementation of the Master Plan would result in the introduction of invasive species of plants into the RCA/RIA.		
Would the Master 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? **BIO-4**: Structures required in future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in impacts on regulated wetlands through direct removal, filling, hydrological interruption, or other means (including indirect impacts from increased dust, soil erosion, and	**BIO-4:** To reduce potential direct impacts on city, state, and federally regulated wetlands, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment Development Regulations shall be required to comply with USACE CWA Section 404 NWP requirements and special conditions, CCC Development Permit requirements and special conditions D (if applicable impacts occur within the coastal zone portion of the Master Plan Study Area), RWQCB CWA Section 401 requirements and special conditions, CDFG Section 1602 SAA requirements and special conditions, and the City of San Diego ESL Regulations for minimizing impacts on wetlands. Achieving consistency with these regulations for impacts on wetlands and special aquatic sites would reduce potential impacts on regulated wetlands and provide compensatory mitigation(as required) to ensure no net-loss of wetland habitats. Prior to obtaining discretionary permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific biological resources survey shall be completed in accordance with City of San Diego Biology Guidelines. Any required mitigation for impacts shall be outlined in a conceptual mitigation plan following the outline	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to city, state, or federally regulated wetlands through direct

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
human and pet access/trampling). In addition, restoration and enhancement activities in and of themselves (e.g., grading) would also result in impacts on regulated wetlands. Construction of these facilities and the associated removal, filling, and/or hydrological interruption of wetlands is considered a potentially significant impact.	provided in Attachment III of the City Guidelines for Conducting Biological Surveys. In addition, a preliminary or final jurisdictional wetlands delineation of the project site shall be completed following the methods outlined in the USACE's 1987 Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region. A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (excluding vernal pools) that may not meet federal jurisdictional criteria but are regulated by CCC and the RWQCB. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on wetlands, jurisdictional waters, riparian habitats, vernal pools, etc. consistent with federal, state, and City guidelines. The City of San Diego no longer has take authorization for certain vernal pool species. As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*) and spreading navarretia (*Navarretia fossalis*). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG. The City Biology Guidelines provides mitigation ratio goals for achieving compliance with the MSCP subarea plan (Table 2 – presented below as Table 5.4-4 of this mitigation framework).	removal, filling, hydrological interruption, or other means remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	Table 5.4-4. City of San Diego Wetland Mitigation Ratios Habitat Type — Mitigation Ratio Riparian forest — 3:1 Riparian scrub — 3:1 Freshwater marsh — 2:1 Freshwater marsh in the coastal overlay zone — 4:1 Natural flood channel — 2:1 Disturbed Wetland — 2:1 Vernal Pools — -- [1] [1] The City currently does not have take authority for vernal pools. Any impacts would be permitted through the RWQCB (and potentially the USACE, USFWS, and CDFG). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG. As part of any future project-specific environmental review pursuant to CEQA, all unavoidable wetlands impacts (both temporary and permanent) would need to be analyzed, and mitigation required in accordance with Table 3.3-4 of the City Biology Guidelines (Table 2); mitigation must be based on the impacted type of wetland habitat. Mitigation must prevent any net loss of wetland functions and values of the impacted wetland. The following provides operational definitions of the four types of activities that constitute wetland mitigation under the ESL Regulations: • **Wetland creation** is an activity that results in the formation of new wetlands in an upland area. An example is excavation of uplands adjacent to existing wetlands and the establishment of native wetland vegetation. • **Wetland restoration** is an activity that re-establishes the habitat functions of a former wetland. An example is the excavation of	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	agricultural fill from historic wetlands and the re-establishment of native wetland vegetation. • **Wetland enhancement** is an activity that improves the self-sustaining habitat functions of an existing wetland. An example is removal of exotic species from existing riparian habitat. • **Wetland acquisition** is an activity resulting in wetland habitat that being bought or obtained through the purchase of off-site credits. Wetland enhancement and wetland acquisition focus on the preservation or the improvement of existing wetland habitat and function, and do not result in an increase in wetland area; therefore, a net loss of wetland may result. As such, acquisition and/or enhancement of existing wetlands may be considered as partial mitigation only, for any balance of the remaining mitigation requirement after restoration or creation if wetland acreage is provided at a minimum of a 1:1 ratio. For permanent wetland impacts that are unavoidable and minimized to the maximum extent feasible, mitigation must consist of creation of new, in-kind habitat to the fullest extent possible and at the appropriate ratios. In addition, unavoidable impacts on wetlands located within the Coastal Overlay Zone must be mitigated on site, if feasible. If onsite mitigation is not feasible, then at least a portion of the mitigation must occur within the same watershed. All mitigation for unavoidable wetland impacts within the Coastal Overlay Zone must occur within the Coastal Overlay Zone. The City's Biology Guidelines and MSCP Subarea Plan require that impacts on wetlands, including vernal pools, shall be avoided, and that a sufficient wetland buffer shall be maintained, as appropriate, to protect resource functions/values. For vernal pools, this includes avoidance of the watershed necessary for the continued viability of the ponding area. Where wetland impacts are unavoidable (determined case-by-case), they shall be minimized to the maximum extent practicable and fully mitigated per the Biology Guidelines. The City no longer has take authority for impacts on vernal pools or associated listed species, so any project that proposes impacts on vernal pools with sensitive species must process permits through the USFWS under the ESA and/or CDFG under CESA. The City biology report shall include an analysis of onsite wetlands (including City, state, and federal jurisdiction analysis) and, if present, include project alternatives that fully/substantially avoid wetland impacts. Detailed evidence supporting why there is no feasible, less environmentally	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	damaging location or alternative to avoid any impacts must be provided for City staff review, as well as a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts. A conceptual mitigation program (which includes identification of the mitigation site) must be approved by City staff prior to the release of the draft environmental document. Avoidance is the first requirement; mitigation can only be used for impacts clearly demonstrated to be unavoidable. Prior to the commencement of any construction-related activities on site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence of the following to the ADD ED prior to any construction activity: • Compliance with USACE Section 404 nationwide permit; • Compliance with the RWQCB Section 401 Water Quality Certification; and • Compliance with the CDFG Section 1601/1603 Streambed Alteration Agreement.	
Historical Resources		
Would the Master Plan result in the alteration or destruction of a prehistoric or historical archaeological site? **HIST-1:** Impacts on known archaeological resources and those not yet found and formally recorded could occur anywhere in association with implementation of the Reach Recommendations and Design Guidelines as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Grading of original in situ soils could also expose buried archaeological resources and features. Potential	**HIST-1:** Prior to issuance of any permit that could directly affect an archaeological resource or resources associated with prehistoric Native American activities, the City shall require the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. **Initial Determination** The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System) and conducting a site visit. If there is any evidence that the site contains archaeological resources, then an evaluation consistent with the City of San Diego's Historical Resources Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the alteration or destruction of a prehistoric or historical archaeological site remains significant and

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
impacts on archaeological resources associated with construction of projects implemented in accordance with Reach Recommendations and Design Guidelines would be considered significant.	**Step 1** Based on the results of the Initial Determination, if there is evidence that the site contains archaeological resources, preparation of an archaeological evaluation report is required. The evaluation report could generally include background research, field survey, archeological testing and analysis. Before actual field reconnaissance would occur, background research is required that includes a record search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections shall also be obtained from the San Diego Archaeological Center and any tribal repositories or museums. Once the background research is complete a field reconnaissance must be conducted by individuals whose qualifications meet City standards. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If through background research and field surveys historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist. **Step 2** Once a resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required that includes evaluating the horizontal and vertical dimensions of	unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines. The results from the testing program will be evaluated against the Significance Thresholds found in the Historical Resources Guidelines and in accordance with the provisions outlined in Section 15064.5 of the State CEQA Guidelines. If significant historical resources are identified within a project's Area of Potential Effect (APE), the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found but results of the initial evaluation and testing phase indicate there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required. **Step 3** Preferred mitigation for archaeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program (RDDRP) is required or is required to follow alternate treatment recommendations by the Most Likely Descendant (MLD), which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. If the archaeological site is an historical resource, then the limits on mitigation provided under Section 21083.2 shall not apply, and treatment in accordance with Guidelines Section 15162.4 and 21084.1 is	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	required. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring shall be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation. A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a Native American TCP or any archaeological site located on City property, or within the APE of a City project, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 must be followed. These provisions would be outlined in the Mitigation Monitoring and Reporting Program included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored. **Step 4** Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation (OHP) "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and TCPs, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	project, the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) shall be used when no archaeological resources were identified within the project boundaries. **Step 5** For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., AB 2641 and California Native American Graves Protection and Repatriation Act [NAGPRA]) and federal (i.e., federal NAGPRA) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation. Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Part 36, Section 79 of the Code of Federal Regulations. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.	
Would the Master Plan result in any adverse physical or aesthetic effects on a prehistoric or historic building, structure,	**HIST-2:** Prior to issuance of any permit that could directly affect a historical resource, the City shall require an evaluation to determine: (1) the presence of historical resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will

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object, or site? **HIST-2:** The impact analysis associated with prehistoric resources or sites as indicated in this category would be the same as outlined above for Issue 1. The impact analysis for a historic building, structure, or object involves similar steps as detailed in Issue 1; however, different source information is required as stated below. Implementation of the Master Plan would not directly result in impacts on historical resources because the Reach Recommendations and Design Guidelines are not project-level requirements, and specific details regarding location and extent of grading are not provided in the Master Plan. Impacts on prehistoric sites or historic structures would result during construction activities associated with implementation of Reach Recommendation projects as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Any impacts on historical resources associated with future Reach Recommendation projects would be considered significant.	The Mitigation Framework for prehistoric resources or sites is the same as HIST-1. The Mitigation Framework for historic buildings, structures, district, or objects shall include an evaluation following the requirements outlined in the Historical Resources Regulations and Guidelines as indicated below. **HISTORIC BUILDINGS, STRUCTURES, DISTRICT, OR OBJECTS** Prior to issuance of any permit that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure meets any of the following criteria: (1) National Register-Listed or formally determined eligible, (2) California Register-Listed or formally determined eligible, (3) San Diego Register-Listed or formally determined eligible, or (4) meets the CEQA criteria for a historical resource. The evaluation of historic architectural resources would be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity as indicated in the Historical Resources Guidelines and Historic Resources Regulations (San Diego Municipal Code Sections 143.0201–143.0280). Preferred mitigation for historic buildings or structures is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to, the following: a. Preparing a historic resource management plan. b. Designing new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric). c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation. d. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource. e. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.	be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to effects on a prehistoric or historic building, structure, object, or site remains significant and unavoidable, even with adherence to the Mitigation Framework.

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	f. Removing industrial pollution at the source of production. Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; in the case of potentially significant impacts on historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation programs, if required.	
Would the Master Plan result in any impacts on existing religious or sacred uses within the potential impact area? **HIST-3:** Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried historical archaeological resources and features including sacred sites. Potential impacts on cultural resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.	The Mitigation Framework for Impact HIST-3 would be the same as outlined for Impacts 1 and 2.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to religious or sacred uses remains significant and unavoidable, even with adherence to the Mitigation Framework.

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Would the Master Plan result in the disturbance of any human remains, including those interred outside of formal cemeteries? **HIST-4:** Impacts on known resources and those not yet found and formally recorded could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried human remains. Potential impacts on historical resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations projects, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.	**HIST-4:** It is not possible to mitigate for impacts on human remains. It is preferable in all cases to avoid impacting human remains, but this is not always possible given the uncertainties of late discoveries during construction. In the vicinity of a known cemetery or a prehistoric archaeological site suspected to be over 1,500 years old, interments are possible. Background research could help identify possible burial locations related to historic era properties. Forensic dogs or other nondestructive ground-penetrating techniques could help identify subsurface anomalies that might be related to the presence of inhumations. Forensic dogs have also been useful on sites where scattered cremation remains are present. When data recovery of an archaeological site is required, all possible pre-excavation planning shall be implemented to guard against the accidental discovery of human remains. This would also apply to subsequent destruction of an archaeological site during project implementation because archaeological data recovery can never fully recovery all the data from a site. The discovery of human remains also demands that certain laws and protocols be followed before proceeding with any action that might disturb the remains further. If human remains are discovered, then the provisions set forth in California PRC Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned MLD.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the disturbance of any human remains, including those interred outside of formal cemeteries, remains significant and unavoidable, even with adherence to the Mitigation Framework.
Human Health, Public Safety, and Hazardous Materials		
Would the proposed land use changes and circulation element revisions in the Master Plan expose people or property to health hazards, including fire? **HAZ-1:** Structures constructed within the RCA/RIA in association with Reach Recommendations, Design Guidelines, and Municipal Code and Community Plan Amendments would expose people	**HAZ-1:** To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan—including future projects implemented in the RCA/RIA in association with Reach Recommendations, Design Guidelines, and amendments to the Municipal Code and Community Plans—shall be required to adhere to the City's Municipal Code, Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosives and Fireworks). The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be

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or structures to risk involving wildland fires. This would be a potentially significant impact.	the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County. Specific City regulations associated with fire prevention are provided in Section 55.0101 (Adoption of the California Fire Code), Section 55.0901 (Fire Department Access and Water Supply), and Section 55.1001 (Fire Protection Systems and Equipment). Municipal Code Sections 142.0402, 142.0403, and 142.0412 regulate brush management and create two Brush Management Zones with different requirements. The Code was amended in October 2005 to make these zones total 100 feet of defensible space from a habitable structure (City 2009a). The regulations for new development will reduce potential impacts regarding hazards; however, because the Master Plan does not include specific development projects, it is infeasible at the program-EIR level to provide project-specific mitigation. Preferred mitigation for addressing fire hazards is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to: • Thinning brush to reduce fuel load for fires. All projects shall be required to implement Brush Management in accordance with the ESL described below. Preferred mitigation for addressing hazardous materials sites is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize impacts from risk of contamination or release of hazards into the environment through compliance with a remediation plan approved by the County DEH shall be taken, including but not limited to: • Conducting a phase 1 site investigation to determine if hazardous materials are present within the project site.	adequately known for each specific future project at this program level of analysis, the program-level impact related to health hazards, including fire, remains significant and unavoidable, even with adherence to the Mitigation Framework.

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	• If it is determined that hazardous materials are present and the area cannot be avoided a study shall be completed and appropriate site remediation determined. Removal of hazardous materials such as removal of contaminated soils shall be completed prior to construction. • If the appropriate conditions exist a Community Health and Safety Plan or a Hazardous Materials Maintenance Plan shall be developed to identify appropriate measures for construction workers to take to avoid hazards from contaminated soils or the presence of hazardous materials within a construction site. The plans shall also address property handling of hazardous materials during long term operations. • The potential exists that a project applicant shall be required to participate in the County Voluntary Assistance Program (VAP). Participation in the County VAP would address a methodology for site remediation that would be acceptable in accordance with County and state regulations. **Municipal Code** The Municipal Code provides fire safety regulations in Section (Municipal Code Section 142.0412 (Brush Management Regulations). Individual projects implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with safety hazards, including wildland fires, through implementation of all regulations concerning Brush Management Regulations under Section 142.0412 of the Municipal Code. These regulations include the following: • Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. • Brush management activity is permitted within ESLs (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands shall be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under ESL Regulations, Section 143.0110(c)(7).	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two."	
Would the Master Plan create a future risk of an explosion or the release of hazardous substances (including, but not limited to gas, oil, pesticides, chemicals, or radiation)? Would the Master Plan expose people or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials? Existing development within the RCA would include businesses that routinely use, transport, or dispose of hazardous materials but would not be affected by the Master Plan. Implementation of the Reach Recommendation projects and specific actions from the Design Guidelines within the RCA would be limited to the construction of structures such as the River Pathway, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms and would not include any industrial, commercial, or residential uses. As such, none of the Reach Recommendations and Design Guidelines would result in a	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
significant hazard through the use, transport, or disposal of hazardous materials and impacts would be less than significant. It is likely that schools occur within 0.25 mile of areas where Master Plan Recommendations would be implemented. However, all future development allowed under the Master Plan would be required to comply with applicable federal, state, and local regulations related to the accidental release of hazardous materials. Compliance with such regulations would minimize the potential for a release and provide planning mechanisms for prompt and effective cleanup in the event of an accidental release. Therefore, impacts related to hazards or hazardous materials near schools would be less than significant. The Master Plan does not involve physical development within the RIA. Future development that would occur within the RIA would be subject to the existing land use designations per the existing General Plan, Municipal Code, and Design Guidelines as a component of the Master Plan. No features of the RIA Design Guidelines incorporated into future development would involve use or transport of hazardous materials.		

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Would the 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 65962.5 and, as a result, create a significant hazard to the public or environment? **HAZ-2:** Structures built within the RCA/RIA in association with the Reach Recommendation project, Design Guidelines, and Municipal Code Amendments and associated Development Regulations would result in ground disturbance and grading activities on a site that is included on a list of hazardous materials sites. Construction of such facilities and the associated potential for conducting grading and ground disturbance activities on a hazardous materials site would be a potentially significant impact.	**HAZ-2:** Prior to any discretionary review and approval of a future action implemented in accordance with Reach Recommendations and Design Guidelines, the following actions shall be implemented: 1. A Phase I Environmental Site Assessment in conformance with federal, state, and local regulations shall be completed. The report shall include an existing conditions survey, detailed project description, and specific measures proposed to preclude upset conditions (accidents) from occurring. If hazardous materials are identified, a risk assessment and remediation efforts shall be conducted in conformance with federal, state, and local regulations. 2. To mitigate for soil or water contamination sources in areas suspected of containing hazardous materials storage systems, a site-specific soil/groundwater assessment shall be performed by a certified geologist/hydrologist prior to soil disturbance in conformance with federal, state, and local regulations if necessary. Such an assessment shall include collecting and analyzing soil and/or groundwater samples. Soil and/or groundwater contamination shall be remediated, if necessary, according to federal, state, and local regulations prior to development of the site. 3. A site-specific informational review and geophysical survey shall be conducted, if necessary, to identify locations of USTs. A contingency plan for removal and remediation shall be prepared that addresses contactor procedures in the event that an unknown UST is encountered during site redevelopment. Permits to operate or close tanks must be obtained by the tank owner or operator in conformance with federal, state, and local regulations. 4. A Phase II investigation shall be conducted if necessary to test soils to determine if regulatory action and/or hazardous waste limits are exceeded. This investigation shall include an assessment of human health risks associated with any detected concentrations of the contaminants of concern within areas proposed for development. If levels exceed typical regulatory action and/or waste limits or present a public health concern, the site shall be remediated per government regulations prior to site development.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to being located on a site which is included on a list of hazardous materials sites remains significant and unavoidable, even with adherence to the Mitigation Framework.

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	Municipal Code The Municipal Code contains specific policies or measures addressing hazardous materials sites, including Section 42.0801 (Hazardous Waste Establishments) and Division 9 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property).	
Hydrology and Water Quality		
Would the Master Plan result in an increase in impervious surfaces and associated increased runoff? Would the Master Plan result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? **HYD/WQ-1**: Implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant construction and operational impacts on hydrology, water quality, and the course and flow of floodwaters.	**HYD/WQ-1:** Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the applicant shall demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with the Master Plan and current City and RWQCB regulations identified below. Future design of projects shall incorporate feasible mitigation measures outlined below in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and shall be based on the recommendations of a detailed hydraulic analysis. **San Diego Regional Water Quality Control Board** • Comply with all NPDES permit(s) requirements, including the development of a SWPPP if the disturbed soil area is one acre or more, or a Water Quality Control Plan if less than one acre, in accordance with the City's Storm Water Standards. • If a future project includes in-water work, it shall require acquiring and adhering to a 404 Permit (from USACE) and a Stream Bed Alteration Agreement (from CDFG). • Comply with the San Diego RWQCB water quality objectives (Table 5.7-1 of the DEIR) and bacteria TMDL (Table 5.7-3 of the DEIR). To prevent flooding future projects shall be designed to incorporate any applicable measures from the City of San Diego LDC. Flood control measures that shall be incorporated into future projects include but are not limited to the following: • Prior to issuance of building permits or approval of any project within or in the vicinity of a floodway or Special Flood Hazard Area, all proposed development within a Special Flood Hazard Area is subject to	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to an increase in impervious surfaces and associated increased runoff, and substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes remains significant and unavoidable, even with adherence to the Mitigation Framework.

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	the following requirements and all other applicable requirements and regulations of FEMA and those provided in Chapter 14, Article 3, Division 1 of the LDC. • In all floodways, any encroachment, including fill, new construction, significant modifications and other development is prohibited unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge except as allowed under Code of Federal Regulations Title 44, Chapter 1, Part 60.3(c) (13). • If the engineering analysis shows that development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer shall obtain a Conditional Letter of Map Revision from FEMA. • Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad shall be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM) Granular fill slopes shall have adequate protection for a minimum flood water velocity of five feet per second. • The applicant shall denote on the improvement plans "Subject to Inundation" all areas lower than the base elevation plus 2 feet. • If the project proposes to construct nonresidential structures within the flood fringe of a Special Flood Hazard Area for the San Diego River as shown on the Flood Insurance Rate Map no work is allowed within the regulatory floodway. All structures built within the Special Flood Hazard Area shall be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation at that location. Otherwise the structures shall be flood proofed to a minimum of two feet above the base flood elevation. • If the structures will be elevated on fill such that the lowest adjacent grade is at or above the base flood elevation, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer or applicant shall provide all documentation, engineering calculations, and fees required by FEMA to	

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	process and approve the LOMR-F.
	• In accordance with Chapter 14, Article 3, Division 1 of the LDC channelization or other substantial alteration of rivers or streams shall be limited to essential public service projects, flood control projects or projects where the primary function is the improvement of fish and wildlife habitat. The channel shall be designed to ensure that the following occur:
	  ○ Stream scour is minimized
	  ○ Erosion protection is provided
	  ○ Water flow velocities are maintained as specified by the City Engineer
	  ○ There are neither significant increases nor contributions to downstream bank erosion and sedimentation of sensitive biological resources; acceptable techniques to control stream sediment include planting riparian vegetation in an near the stream and detention or retention basins
	  ○ Wildlife habitat and corridors are maintained
	  ○ Groundwater recharge capability is maintained or improved
	• Within the flood fringe of a Special Flood Hazard Area permanent structures and fill for permanent structures, roads and other development are allowed only if the following conditions are met:
	  ○ The development or fill shall not significantly adversely affect existing sensitive biological resources on site or off site.
	  ○ The development is capable of withstanding flooding and does not require or cause the construction of off-site flood protective works including artificial flood channels, revetments, and levees nor shall it cause adverse impacts related to flooding of properties located upstream or downstream, nor shall it increase or expand a (FIRM) Zone A.	

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	○ Grading and filling are limited to the minim amount necessary to accommodate the proposed development, harm to the environmental values of the floodplain is minimized including peak flow storage capacity, and wetlands hydrology is maintained. ○ The development neither significantly increases nor contributes to downstream bank erosion and sedimentation nor causes an increase in flood flow velocities or volume. ○ There shall be no significant adverse water quality impacts to downstream wetlands, lagoons or other sensitive biological resources, and the development is in compliance with the requirements and regulations of the National Pollution Discharge Elimination System as implemented by the City of San Diego.	
What modifications to the natural drainage system would be required for implementation of the Master Plan? Would there be an effect on the drainage basins within the San Diego River watershed with implementation of the Master Plan? See Impact HYD/WQ-1 above.	Implement Mitigation Framework **HYD/WQ-1**.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to effects on the drainage basins within the San Diego River watershed remains significant and unavoidable, even with adherence to the Mitigation Framework.

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Would the Master Plan result in alterations to the course or flow of flood waters? See Impact HYD/WQ-1 above.	Implement Mitigation Framework **HYD/WQ-1**.	**Less than Significant** Although exact flooding impacts from each individual project are unknown at this time, it is assumed that future projects will be reviewed for compliance with the City's stormwater regulations and conform to all applicable plans and policies, thereby assuring that the design and function of each project will not impact downstream drainage patterns. In addition, implementation of Mitigation Framework HYD/WQ-1 would reduce potential flooding impacts to below a level of significance.
Would the Master Plan create discharges into surface or ground water, or result 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? **HYD/WQ-2:** The WURMP, in conjunction with adherence to federal, state, and local regulations, would serve to reduce significant impacts to a degree, but cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Therefore, the combined impacts associated with	**HYD/WQ-2**: For each future discretionary project requiring mitigation, site-specific measures shall be identified that reduce significant project-level impacts to less-than-significant levels, or the project-level impact would remain significant and unavoidable when no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures shall be included in an MMRP for the project. The discussion below summarizes general measures that shall be implemented to preclude impacts. These measures shall be updated, expanded, and refined when applied to specific future projects based on project-specific design and changes in existing conditions; as well as changes to local, state, and federal laws. Please note that the City of San Diego is asserting Pueblo Water Rights in the San Diego Formation which has not yet been adjudicated. The City is also asserting the development potential of all of its water resources (surface and groundwater). While, at this time, the City of San Diego has no immediate plans to install a well or wells within the project area, it does reserve its right to consider and/or develop any and all available water resources, including groundwater that may be available for extraction at any City of San Diego property, including any property in the vicinity of the	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to discharges into surface or ground water, or any alteration of surface or ground water quality remains significant and unavoidable, even with adherence to the Mitigation

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
alteration of surface and groundwater quality would be significant at the program level. The Mitigation Framework has been identified to reduce these program-level impacts. Strict compliance with the Stormwater Standards would ensure that there would be no impact, and no subsequent mitigation would be required.	project area. As a consequence, no activity should be approved on the subject sit that would jeopardize the City of San Diego's ability to develop surface and groundwater resources near the project area. Future projects shall be sited and designed to minimize impacts on receiving waters, in particular the discharge of identified pollutants to an already impaired water body. Prior to approval of any entitlements for any future project, the City shall ensure that any impacts on receiving waters shall be precluded and, if necessary, mitigated in accordance with the requirements of the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC) and other appropriate agencies (e.g., RWQCB). To prevent erosion, siltation, and transport of urban pollutants, all future projects shall be designed to incorporate any applicable stormwater improvement, both off- and on-site in accordance with the City of San Diego Stormwater Standards Manual. Stormwater improvements and water quality protection measures that shall be required of future projects include: • Increasing onsite filtration. • Preserving, restoring, or incorporating natural drainage systems into site design. • Directing concentrated flows away from MHPA and open space areas. If not possible, drainage shall be directed into sediment basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA or open space areas. • Reducing the amount of impervious surfaces through selection of materials, site planning, and narrowing of street widths where possible. • Increasing the use of vegetation in drainage design. • Maintaining landscape design standards that minimize the use of pesticides and herbicides. • To the extent feasible, avoiding development of areas particularly susceptible to erosion and sediment loss. • Use of pet signage, and providing trash cans and baggies (as available at Dog Beach), would help to limit the amount of bacteria present for	Framework.

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	transport by sediment. In addition use of BMPs such as swales along the side of the path to catch sediment and other contaminants before it reaches the River would limit the impacts.
	• Include phytoremediators, where appropriate, to uptake nutrients to protect groundwater.
	San Diego Regional Water Quality Control Board, Municipal Code Compliance
	• The requirements of the RWQCB for stormwater quality are addressed by the City in accordance with the City NPDES requirements and the participation in the regional permit with the RWQCB.
	• Prior to permit approval the City shall ensure any impacts on receiving waters are precluded or mitigated in accordance with the City of San Diego Stormwater Regulations..
	• In accordance with the City of San Diego Stormwater Standards Manual, development must be designed to incorporate stormwater improvements, both off- and on-site.
	• The San Diego River WURMP is required by the San Diego RWQCB and adheres to the NPDES MS4 permit, which requires periodic water quality monitoring to ensure compliance. In addition, the WURMP requires the following:
	  ○ Develop and expand methods to assess and improve water quality.
	  ○ Integrate watershed principles into land use planning.
	  ○ Enhance public understanding of water pollutions sources.
	  ○ Encourage and develop stakeholder participation.	

Would the Master Plan, when considered in combination with past, current, and future projects in the affected watersheds, result in cumulative significant impacts on hydrology and water quality? Operation and construction of the	A mitigation framework is provided in Section 5.7, "Hydrology and Water Quality," to reduce impacts, including the requirement for all subsequent projects developed in accordance with the Master Plan (including future projects implemented within the RCA/RIA) to prepare SWPPPs and SWMPs in accordance with local and state regulations.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Reach Recommendations and future projects that implement the Design Guidelines along with the Shawnee and Master Stormwater Maintenance projects could result in significant impacts on drainage patterns, water quality, flooding, and groundwater, and an increase in stormwater runoff within the RCA/RIA. Although the Master Plan would include measures intended to improve the quality of the River's hydrology and water quality, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program-level analysis. Therefore, the cumulative program-level impacts related to hydrology and water quality would be significant and unavoidable during construction.		future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to cumulative significant impacts on hydrology and water quality remains significant and unavoidable, even with adherence to the Mitigation Framework.
Geology and Soils		
Would the Master Plan expose people or property to geologic hazards such as earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards? **GEO-1:** It is possible that seismic events within local fault zones would be capable of damaging structures such as the multi-use	**GEO-1:** All subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA, shall be required to adhere to the City's Seismic Safety Study and the Municipal Code, as well as the CBC to avoid or reduce geologic hazards. Measures designed to reduce potential geologic hazards that may be implemented at the project level as required by the General Plan, Municipal Code, Seismic Safety Study, and Community Plans are listed below. **San Diego Seismic Safety Study**	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms that could be future projects implemented within the RCA. Construction of these facilities could occur within areas identified as susceptible to geologic hazards in accordance with the City Geologic Hazards Mapping Program. This would be a significant impact.	The types of facilities implemented through the Reach Recommendations and Design Guidelines are considered Building Type/Land Use Group VI by the San Diego Seismic Safety Study (Table 2B). According to Table 2C of the Seismic Safety Study a geologic reconnaissance is required for Building Type/Land Use Group VI when the Relative Risk of construction within a Geologic Hazard Category is low to moderate, and a Geologic Investigation is required when the relative risk is moderate to high. The relative risk of development within each Geologic Hazard Category is shown in Table 2A of the Seismic Safety Study. Geologic Hazard Categories within the anticipated RCA/RIA include but are not limited to Category 12 – Potentially Active Fault Zones and Category 31 – High Potential for Liquefaction. These Geologic Hazard Categories have a moderate to high relative risk. Future structures in the RCA would likely be built in at least Category 31 areas because of the floodway and surrounding upland areas. Structures may also be located near or within the Category 12 fault zones. Therefore, it is likely that the design and grading for future structures in the RCA (following the Design Guidelines and Reach Recommendations in accordance with the Seismic Safety Study) would require a geologic reconnaissance and/or a geologic investigation. Prior to obtaining building permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific geotechnical investigation shall be completed in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports and the Seismic Safety Study. In accordance with the Seismic Safety Study, a report of the geotechnical condition is required to be prepared prior to obtaining a Building Permit for sites where geologic hazards are suspected. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego's "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-177773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of project and anticipated method of construction, which shall be described in the report. Regardless of the requirements of Table 145.1802 (See Figure 5.8-6 of PEIR), the Building Official shall require a geologic reconnaissance report or a geologic investigation report for a site if the Building Official has reason to believe that a geologic hazard may exist at	mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to geologic hazards such as earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	the site. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions. Measures would need to be identified to address potential seismic activity and liquefaction. Potential measures that could be incorporated into future project designs to address these hazards include, but are not limited to: • Liquefaction – Liquefiable soils to be removed and site surcharged with stable soils. • Seismic Activities – Structures to be designed in accordance with the California Building Code. **Existing City of San Diego General Plan Policies** Each local government is required by California Government Code Section 65302(g)(1) to prepare and adopt a Safety Element as a component of its general plan. Policies PF.Q.1 and PF.Q.2 (included in Regulatory Setting above) under the Public Facilities, Services, and Safety Element section of the General Plan include measures to protect public health and safety through the application of effective seismic, geologic, and structural considerations. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with seismic hazards through implementation of all policies under the Public Facilities, Services, and Safety Element section of the General Plan. General measures that may be implemented to preclude or reduce geologic hazard impacts include: • Adherence to state laws pertaining to structural design requirements to reduce seismic and geologic hazards. • Preparation of soil and geologic conditions surveys to determine site-specific impacts and mitigation whenever seismic or geologic problems are suspected. • Consultation with qualified geologists and seismologists to review geologic and seismic studies submitted to the City. • Current and future planning and other specific land use planning studies required to continue to include consideration of seismic and other geologic hazards.	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	Municipal Code The Municipal Code provides regulations in Section 143.0101 (Development Regulations for Steep Hillsides and Development Regulations for Sensitive Coastal Bluffs), Section 144.0220(Soils and Geologic Reports Required), Section 145.1801(Local Modifications and Additions to Chapter 18 "Soils and Foundations" of the 2007 California Building Code, Local Additions to Section 1802 "Foundation and Soils Investigations" of the California Building Code, and Local Additions to Section 1805 "Footings and Foundations" of the 2007 California Building Code), and Section 145.3701 (Preparation and Content of a Structural Survey and Engineering Report). Individual projects both ministerial and subject to discretionary review implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with seismic and geologic hazards through implementation of all regulations concerning geologic hazard prevention under Municipal Code Section14. This regulation includes the following: • Requirement of a preliminary soils report for all subdivisions and, dependent upon the city engineer's determination, • Preparation of a geological reconnaissance report and a final engineering geology report shall be required. • Compliance with the Steep Hillside Guidelines in the Land Development Manual for development that proposes encroachment into a steep hillside with various local conditions taken into account. • Evaluation of a Structural Survey and Engineering Report, when required, to estimate a structure's ability to resist forces imposed by an earthquake and prevent structural failure. **Mission Valley Community Plan** Policies under the Hillside subsection of the Open Space Element and Urban Design Element of the Mission Valley Community Plan currently include measures to insure public safety from geologic hazards. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with geologic hazards through implementation of all policies under the Open Space and Urban Design Element sections of the Mission Valley Community Plan. These policies include the following:	

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources. • Review historic sites, archeological resources, and geological and paleontological resources; geologic hazards shall be included as part of project review. **Navajo Community Plan** The Navajo Community Plan includes measures under the Physiography, Open Space Retention and Utilization, and Implementation chapters intended to reduce geological hazard impacts. Individual projects implemented pursuant to the Master Plan will be required to demonstrate the avoidance of significant impacts associated with geologic hazards through implementation of all measures under the Community Plan. These measures include the following: • Application of a Geologic Hazard Overlay to identify areas that, where such soil conditions exist, the developer is to provide an as-built report prior to issuance of building permits by the City, and is required to provide homeowner warranties against landslides for a period of 10 years following the first sale of any developed property. • Minimization of development in areas subject to geological hazards such as earth slippage and landslides. • Implementation of the geological hazard area controls including enforcement of policy in working with Planning Department owners and developers and monitoring implementation. Each of the community plan amendments involves a new San Diego River Park Subdistrict chapter, which includes an additional measure under the Development Regulations section regarding development on slopes within the RCA. This section includes the following: • The floodway area shall be graded per Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas). • The 35' Path Corridor shall be graded to avoid long, continuous engineered slopes with hard edges.	
Would Master Plan land uses increase the potential for	**GEO-2:** To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan, including future projects implemented	**Significant and Unavoidable** Future development proposals

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
erosion of soils on or off site? **GEO-2:** It is possible that future projects developed within the RCA/RIA in accordance with Reach Recommendations and Municipal Code Amendments could result in an increase in impervious surfaces and the removal of vegetative cover, generally increasing the potential for erosion into offsite areas within the River Valley. Construction of these facilities and the associated potential for increasing erosion in the River Valley would be a potentially significant impact.	within the RCA/RIA in association with Reach Recommendations and Municipal Code Amendments, shall adhere to the City's design regulations, grading, and construction practices as well as to the CBC to avoid or reduce geologic hazards to the satisfaction of the City Engineer. Prior to obtaining grading permits for future actions implemented in accordance with Reach Recommendations, Design Guidelines, and Municipal Code Amendments a site-specific geotechnical investigation shall be completed as necessary in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions satisfactory to the City Engineer. Measures designed to reduce erosion at the project level shall include the following: • Control erosion by minimizing the area of slope disturbance and coordinate the timing of grading, resurfacing, and landscaping where disturbance does occur. • On sites for industrial activities require reclamation plans that control erosion, where feasible, in accordance with the LDC. • Control erosion caused by storm runoff and other water sources. • Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources. • Replant with native, drought-resistant plants to restore natural appearance and prevent erosion. • Practice erosion control techniques when grading or preparing building sites. • Utilize ground cover vegetation when landscaping a development in a drainage area to help control runoff. • Incorporate sedimentation ponds as part of any flood control or runoff control facility. • During construction, take measures to control runoff from construction sites. Filter fabric fences, heavy plastic earth covers, gravel berms, or lines of straw bales are a few of the techniques to consider.	implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to an increase in the potential for erosion of soils on or off site remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Phase grading so that prompt revegetation or construction can control erosion. Only disturb those areas that will later be resurfaced, landscaped, or built on. Resurface parking lots and roadways as soon as possible, without waiting until completion of construction. • Promptly revegetate graded slopes with groundcover or a combination of groundcover, shrubs, and trees. Hydro-seeding may substitute for container plantings. Groundcovers shall have moderate to high erosion control qualities. • Where necessary, design drainage facilities to ensure adequate protection for the community while minimizing erosion and other adverse effects of storm runoff to the natural topography and open space areas. • Ensure that the timing and method of slope preparation protects natural areas from disturbance due to erosion or trampling. The final surface shall be compacted and spillovers into natural areas shall be avoided. • Plant and maintain natural groundcover on all created slopes.	
Paleontological Resources		
Would the Master Plan result in the loss of paleontological resources? **PALEO-1:** Impacts could occur with any planned project implemented within the RCA/RIA in accordance with the Reach Recommendations and Design Guidelines that disturbs underlying formations that could possibly contain paleontological resources. Construction and associated grading for these facilities could occur within formations known to contain paleontological resources. Impacts on paleontological resources associated with grading	**PALEO-1:** Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City shall determine, based on review of the project application, that future projects are sited and designed to minimize impacts on paleontological resources in accordance with the City Paleontological Resources 2011 Significance Thresholds and 2002 Paleontological Resources Guidelines. Monitoring for paleontological resources required during construction activities would be implemented at the project level and would provide mitigation for the loss of important fossil remains with future discretionary projects that are subject to environmental review. Future design of projects as noted below in accordance with the City's Paleontological Resources 2011 Significance Thresholds and City 2002 Paleontology Guidelines shall be based on the recommendations of a project-level analysis of potential impacts on paleontological resources completed in accordance with the steps presented below.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the loss of paleontological resources remains significant and unavoidable, even

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
would be significant.	**I. Prior to Project Approval** A. The environmental analyst shall complete a project level analysis of potential impacts on paleontological resources. The analysis shall include a review of the applicable USGS Quad maps to identify the underlying geologic formations, and shall determine if construction of a project would: • Require over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resource potential geologic deposit/formation/rock unit. • Require over 2,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a moderate resource potential geologic deposit/formation/rock unit. • Require construction within a known fossil location or fossil recovery site. Resource potential within a formation is based on the Paleontological Monitoring Determination Matrix. B. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required. • Monitoring is always required when grading on a fossil recovery site or a known fossil location. • Monitoring may also be needed at shallower depths if fossil resources are present or likely to be present after review of source materials or consultation with an expert in fossil resources (e.g., the San Diego Natural History Museum). • Monitoring may be required for shallow grading (<10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface. • Monitoring is not required when grading documented artificial fill.	with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	When it has been determined that a future project has the potential to impact a geologic formation with a high or moderate fossil sensitivity rating a Paleontological MMRP shall be implemented during construction grading activities.	
Traffic and Circulation		
Would the Master Plan result in an increase in projected traffic that is substantial in relation to the capacity of the existing and planned circulation system? Based on City of San Diego significance thresholds, the addition of project traffic would not result in any significant direct or cumulative impacts.	No mitigation is required.	**No Impact**
Would the Master Plan create alterations to present circulation movements in the area including effects on existing public access points? **TR-1**: Implementation of the Master Plan could potentially result in significant impacts related to conflicts between pedestrians/bicyclists and vehicles associated with the River Pathway.	**TR-1**: All subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA/RIA in association with Reach Recommendations, shall mitigate impacts at the project level. Measures that shall be included at the project level to minimize potential impacts from pedestrian/bicyclist/vehicle conflicts include the following: • Removable bollards placed at strategic access points along the River Pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles. • Directional signs, such as trail markers, provided along the River Pathway to direct users. • Lighting provided at appropriate areas to provide for surveillance of River Pathway access points and picnic areas. • Crosswalks of a different paving material and color than the street. • Bulb-outs incorporated at intersections to narrow crossing width and to provide traffic calming. • Crosswalks shall have signals that count down time to cross. • Crosswalks raised to match the level of the connecting public sidewalk	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to alterations to present circulation movements remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	and to provide traffic calming. • For streets with on-street parking bays, provide non-contiguous public sidewalks with some public sidewalk areas that connect to the street parking to function as an access point to the River Pathway. • For streets without on-street parking, provide non-contiguous sidewalks in the parkway. The following pedestrian circulation improvements as described in SANDAG's Planning and Design for Pedestrians shall also be considered to improve pedestrian circulation and overall access. • Where the path crosses the auto lane, the path shall be clearly delineated by a contrasting color, pavement pattern, and/or be raised slightly to form a speed table.	
Would the Master Plan impact the availability of parking? The Reach Recommendations and Design Guidelines do not include any specific locations for parking areas. In general, Reach Recommendations, including the Path Corridor, overlooks, benches, and lighting, while improving access to the River Park, would not generate a substantial increase in the number of visitors to the River Park. As a result, specific parking area locations are not included in the Master Plan. The Design Guidelines include guidelines for the design of parking facilities that would be part of developments but do not include requirements for parking supply. In addition, parking supply for developments in the RIA would be determined by applicants for future developments	No mitigation is required.	**No Impact**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
in accordance with City standards. As a result, no significant impact on parking supply is expected with implementation of the Reach Recommendations and Design Guidelines in the RCA/RIA.		
Would the Master Plan conflict with the adopted policies, plans, or programs supporting alternative transportation modes (e.g., bus turnouts, trolley extensions, bicycle lanes, bicycle racks)? The Reach Recommendations and Design Guidelines propose features that support alternative transportation modes (see below). With implementation of these measures and guidelines future visitors to the park would have access to multiple modes of transportation; therefore, implementation of the Master Plan would not conflict with any adopted policies regarding alternative transportation.	No mitigation is required.	**No Impact**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Public Services		
Would the Master 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? Future development in the RCA in accordance with the Reach Recommendations and Design Guidelines would be limited to non-habitable structures, such as the River Pathway, pedestrian trails, pedestrian/ bicycle bridges, boardwalks, or overlook platforms. Development of these recreational amenities would not result in population growth or in a direct increase in the need for public services. Therefore, impacts would be less than significant. Transient activities within the RCA have posed safety concerns in the past, as documented in the 2008 RHP and an SDPD database. The Western Division of the SDPD attempted to reduce homelessness and criminal activity along the	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
River by regularly surveying the area. Implementation of the Reach Recommendations and Design Guidelines would not prevent or hinder the SDPD from conducting or reinstating increased surveillance of the River. In addition, features are included in the Master Plan to address safety concerns within the RCA/RIA.		
Population and Housing		
Would the land use modifications associated with the Master Plan induce substantial population growth in the area? The Master Plan would not have significant impacts related to substantial population growth. Master Plan implementation would not change land use designations within the RCA/RIA and, therefore, would not conflict with any applicable Municipal Code regulations and the Mission Valley, Navajo, Tierrasanta, and East Elliot community plans. In addition, the Master Plan would not remove existing development; thus, impacts related to the displacement of a substantial number of people or existing homes would not occur. Therefore, impacts related to substantial population growth would be less than significant.	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Greenhouse Gas Emissions/Climate Change		
Would implementation of the Master Plan generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **GHG-1:** The City considers a significant cumulative impact on climate change to occur when total project-generated emissions exceed 900 metric tons per year. It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions. A detailed analysis of all project-level GHG emissions and associated impacts cannot be conducted at this time based on the policy-level information on future recommendations and the Design Guidelines included in the Master Plan. Therefore, the potential exists that future projects would result in significant impacts because emissions from future projects could exceed the City's interim GHG screening criteria.	**GHG-1:** Individual projects implemented pursuant to the Master Plan shall be required to demonstrate their avoidance of significant impacts related to long-term operational emissions. The Master Plan includes several policies that would help reduce GHG emissions. There are several transportation-related measures that would encourage alternative modes of transportation. The Master Plan Study Area itself would also serve as a natural open space that would increase natural vegetation, which sequesters atmospheric carbon dioxide (CO_2). These activities would help offset some project-generated GHG emissions and shall be considered in subsequent, project-level analyses. Future projects shall be required to incorporate one or more of the following GHG project-reducing features or mitigation measures in order to show a 28.3% reduction in GHG emissions to meet AB 32 (2020) target levels: • Incorporate services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.). • Develop safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems. • Encourage pedestrian access throughout the project by incorporating a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground-level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features shall enhance the walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality. • Develop a fully integrated system of pedestrian, bicycle, public transit, and automobile facilities. The system shall link all sections of the community including residential and commercial employment areas by a safe mode best suited to the trip being made.	**Significant and Unavoidable** Although future projects would be conditioned to include greenhouse gas-reducing features identified in a project-specific analysis, and be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, the program-level impact related to greenhouse gas emissions that may have a significant impact on the environment remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	Community Plan Policies As discussed above, neither the Tierrasanta Community Plan nor the East Elliot Community Plan have policies that would reduce GHG emissions from vehicle trips. The Navajo Community Plan and Mission Valley Community Plan both have measures/policies geared toward reducing vehicle trips and improving air quality. These measures are summarized above.	
Would implementation of the Master Plan conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? See Impact GHG-1. Because GHG emissions cannot be quantified at this program level, the project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions would remain significant and unavoidable.	Implement Mitigation Framework **GHG-1**.	**Significant and Unavoidable** Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases remains significant and unavoidable, even with adherence to the Mitigation Framework.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
Public Utilities		
Would the land use modifications associated with the Master Plan result in the need for new systems or require substantial alterations to existing utilities, the construction of which would create physical impacts? The Master Plan would not remove existing development and, thus, would have no impact related to the creation of demand for additional utilities. Impacts on utilities or the need for additional utilities associated with implementation of the Master Plan Municipal Code and Community Plan Amendments would, therefore, be less than significant. **UTIL-1**: The potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact.	**UTIL-1:** Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City Director of the Public Utilities Department shall determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department guidance identified below. Future design of projects shall be based on the recommendations of an anticipated detailed grade and alignment study that addresses potential conflicts with existing utilities and access road realignments implemented in compliance with Council Policies 400-13 and 400-14. The realignments of utilities or access roads implemented in compliance with Council Policies 400-13 and 400-14 could result in secondary impacts on biological or archaeological resources. Measures that could be incorporated into future projects to minimize potential conflicts with utilities shall include but are not limited to the following: ● The applicant shall coordinate the location of the River Pathway and other improvements within the RCA with the Park Planning section of the Development Services Department or the Director of the Public Utilities Department and in compliance with the Sewer Design Guidelines and other utility agencies that require access to the facilities. If feasible, access to the sewer and water facilities shall also be coordinated to provide combined access to stormwater pollution facilities in order to minimize the impact on open space and canyons by having common access. The access shall be proposed in a strategic location to facilitate Council Policies 400-13 and 400-14 and in accordance with the Canyon Sewer Program PEIR and Master SDP. If the alignment of the River Pathway shall be coordinated with planned or existing utility access roads then the following shall be considered: ○ ~~Areas within 10 feet of sewer mains shall be kept clear of trees.~~ No trees shall be planted within 10 feet of sewer mains or within water line easements. ○ When feasible, locate future access in accordance with the Sewer	**Less than Significant** Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City shall determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department and in conjunction with implementation of Mitigation Framework UTIL-1. Future projects would be required to avoid or mitigate potential conflicts with existing utilities and planned or existing access pathways in accordance with the regulations and performance standards outlined in Mitigation Framework UTIL-1. Therefore, impacts would be mitigated to a less-than-significant level.

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
	Design Guide requirement for access roads. ○ Design the River Pathway to also serve as a sewer or water access road centered over the ultimate sewer or water location if determined feasible at the project level. ○ Where feasible incorporate the sewer depth, slope, and location requirements of the Sewer Design Guide into the location of the River Pathway and any extension or alteration of utilities within the River Pathway alignment. ○ Grading for the River Pathway shall include, where feasible, a 20-foot bench for utilities. ○ Any grade or alignment study shall include cross sections showing the River Pathway and existing and proposed utilities and access roads.	
Energy Conservation		
Would construction and operation of the Master Plan result in the use of excessive amounts of electrical power? Would the Master Plan result in the use of excessive amounts of fuel or other forms of energy (e.g., natural gas, oil)? The Master Plan would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for electricity or natural gas. In addition, it is anticipated that solar facilities	No mitigation is required.	**Less than Significant**

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
would be widely used for the River Pathway lighting. Therefore, it is not anticipated that lighting proposed in accordance with the Reach Recommendations or Design Guidelines as well as the Municipal Code and Community Plan Amendments would result in an excessive use of electricity. Consequently, impacts would be less than significant related to use of excessive amounts of energy.		

Potential Areas of Controversy

Section 15123 (b)(2) of the CEQA Guidelines requires an EIR to disclose areas of controversy that have been raised by the agencies and the public. As Lead Agency, the City prepared a Scoping Letter and distributed an NOP, dated April 6, 2009, to all Responsible and Trustee Agencies, as well as governmental agencies, including the State Clearinghouse. Comments on the NOP were received from the following agencies and organizations: State Clearinghouse and Planning Unit, Department of Toxic Substances Control, San Diego Archeological Society Inc., California Public Utilities Commission, San Diego Audubon Society, San Diego Bicycle Coalition, Native American Heritage Commission, Grantville Stakeholders Committee, H.G. Fenton Company, Urban Housing Partners Inc., City of Santee Department of Development Services, Mission Valley Planning Group. Comments were also received from residents of Mission Valley, Grantville, Allied Gardens, and San Diego. A public scoping meeting was held on April 20, 2009.

Comments received in response to the NOP and during the public scoping meeting were also used to determine the scope of this Draft PEIR and were addressed in the analysis completed for the Draft PEIR. The following is a summary of issues that were raised during the public scoping meeting and in written responses to the NOP:

- Coordination of the Master Plan with the Grantville Redevelopment Project and planned development within Navajo Community Plan area. (Daniel Smith, Grantville Stakeholders Committee, HG Fenton Company, Rick Engineering, Stephen Haase)
- Potential impacts of proposed trails and recreational uses on floodway and floodplain. (Daniel Smith, Jacob Schwartz, San Diego Audubon Society, Stephen Haase, Eric Armstrong)
- Effects of hazardous materials and sites on recreational activities including gasoline tank business near Qualcomm Stadium. (State Department of Toxics and Substance Control, Lynn Mulholland)
- Economic impacts of proposed Master Plan recreational activities and impacts on agency operating budgets. (Jacob Schwartz, Rick Engineering, Tom Kearney)
- The extent of active recreational uses and population based parks to be permitted within River and Master Plan Study Area. (Michael Stonehouse, Lynn Mulholland)
- Potential impacts of Master Plan recreational uses on biological resources including native fish, upland habitat, wetland habitat, and wildlife corridors. (HG Fenton Company, San Diego Audubon Society, San Diego Bicycle Coalition, Lynn Mulholland)
- Potential impacts of Master Plan recreational uses on cultural and paleontological resources. (San Diego Archaeological Society, Native American Heritage Commission, Rick Engineering)
- Impacts of River Influence Area Design Guidelines on architecture and on visual character of planned development. (Michael Stonehouse)
- Will tributaries to the River be included in the Master Plan, including Alvarado Creek? (Daniel Smith, San Diego Audubon Society, Tom Kearney)
- How will implementation of the Master Plan and the width of the River Corridor Area impact planned development in the vicinity of the River? Would the Master Plan policies and associated

plan amendments result in intensified development? (Daniel Smith, Grantville Stakeholders Committee, HG Fenton Company, Marylin Peel, Marla Bell, Pat Grant, San Diego Audubon Society, Rick Engineering, Stephen Haase)

- Potential impacts of Master Plan recreational activities on traffic levels including alternative transportation such as bicyclists. Comments included requests for analysis of consistency with bikeway plans such as the Santee Draft Master Bikeway Plan. (Grantville Stakeholders Committee, San Diego Bicycle Coalition, Kevin Malloy, Pat Grant, Stephen Haase)
- Alternatives to the proposed River Corridor Area and River Influence Area improvements should be considered by the City, including alternatives for use of current Qualcomm Stadium site and increasing the width of the River. (Grantville Stakeholders Committee, Lynn Mulholland, Pat Grant, Randy Dolph, San Diego Audubon Society, Marla Bell)
- Potential conflicts of Master Plan recreational activities with at-grade Trolley crossings. (Public Utilities Commission)
- Potential impacts of Master Plan recreational uses on climate change. (Rick Engineering, Lynn Mulholland)

Summary of Project Alternatives

Alternatives Considered but Rejected

300- to 500-foot Wildlife Corridor Width

According to studies cited in responses to the Notice of Preparation for the PEIR, a minimum width of 300 feet or 500 feet is recommended to provide adequate width for wildlife movement. These widths would allow larger animals to move throughout the RCA. While in some locations the RCA would be at least 300 feet or wider, it is not feasible to require that the RCA be a minimum of 300 feet. In certain locations the area around the River Floodway has been built out, and existing structures or roadways constrain the width of the RCA. In other locations the floodway is already over 300 feet in width, and, therefore, wildlife within these areas could be accommodated with implementation of the RCA as envisioned in the Master Plan. If the RCA is not determined by the width of the floodway and the floodway is less than 300 feet in certain areas that are surrounded by vacant land, the areas adjacent to the floodway would be designated for development with urban uses. In these situations widening the RCA to a minimum of 300 feet, even if the floodway is narrow could possibly preclude development of areas planned for urban and/or non-open space uses. In addition, the City and Wildlife Agencies have established the Multi-Habitat Planning Area (MHPA) within the River Valley and determined that the open space preserved within the MHPA would be adequate to ensure that wildlife can continue to utilize the River Valley. Therefore, the Master Plan under this alternative would be inconsistent with the adopted community plans and underlying zoning by requiring that areas planned for development with urban uses be converted to permanent open space associated with a wildlife corridor.

Establish Minimum Buffer Widths from Wetlands in the Master Plan

Under this alternative, language would be added to the Master Plan to establish minimum buffer widths from wetlands or waters of the United States within the Master Plan Study Area that are

under the jurisdiction of the U.S. Army Corps of Engineers (USACE) or the California Department of Fish and Game (CDFG). This alternative was rejected because it is the responsibility of the USACE and CDFG to determine buffer widths for individual projects in accordance with the federal Clean Water Act (CWA) and California Code of Regulations (CCR) Section 1600 guidance regarding the functions of jurisdictional wetlands or waters of the United States. It is therefore unnecessary for the City to establish buffer widths in the Master Plan Study Area because protection of resources from indirect effects through buffers is already provided by the CWA and CCR. The potential exists that the City could establish buffer widths at a programmatic level that are modified substantially by the USACE and CDFG when impacts on jurisdictional resources are considered at a project level.

Restrictions on Access to Water for Recreational Activities

Under this alternative the Master Plan Reach Recommendations would be revised to add restrictions on use of the River for recreational activities such as boating. This alternative is considered unnecessary because City and State law already limits access to the River. For example, City regulations prohibit bathing in the River, but kayaks are allowed in the portion of the River west of I-5, and fishing is allowed within the First San Diego River Improvement Project (FSDRIP). On CDFG property, fishing is allowed from established trails and from shore in certain portions of the River, but access with boats or similar motorized equipment is not permitted.

Increase Setback Requirements for Structures from River

Under this alternative the building setbacks incorporated into the Design Guidelines would be increased. This alternative is considered unnecessary because increasing setbacks from what is included in the Master Plan would not ensure that impacts are reduced. As discussed in Section 5.2, "Visual Effects and Neighborhood Character," implementation of the Design Guidelines related to building setbacks would be a benefit to the River's visual character because the setbacks would generally represent an increase in building distance from the River over existing conditions in communities such as those within the Navajo Community Plan area. In addition, buildings must be located outside of the floodway and Path Corridor in accordance with the Master Plan and outside of the MHPA in accordance with Environmentally Sensitive Lands (ESL) Regulations and the City Multiple Species Conservation Program (MSCP) Subarea Plan; therefore, no impacts on biological resources would be reduced under this alternative.

Alternatives Considered

No Project/Development under Existing Regulations Alternative

Under the No Project/Development under Existing Regulations Alternative (No Project Alternative) the Master Plan would not be adopted by the City. The Reach Recommendations and Design Guidelines for the Master Plan Study Area would not be implemented. The associated Community Plan and Municipal Code Amendments would also not be adopted by the City.

Although the Master Plan and associated amendments would not be implemented under the No Project Alternative, development would continue under existing regulations.

Reduced Project Alternative

Under the Reduced Project Alternative the following RCA Design Guidelines would be modified to reduce the extent of direct and indirect impacts associated with the Master Plan:

- The River Pathway would be located adjacent to the RIA farthest from sensitive biological resources, and the maximum width of the River Pathway would be 4 feet.
- Use of lighting in the Path Corridor near riparian areas would be avoided.
- Design of the River Pathway would be aligned to avoid important cultural resources that have a high sensitivity if mitigation of impacts is not feasible.
- The number of recreational elements such as overlooks, benches, and trails along the River Pathway that lead to the River would be limited if impacts on biological resources are identified at the project level. Recreational elements would also be eliminated from the Master Plan. The River Pathway would be limited to one side of the River as necessary to reduce impacts on biological resources. The Master Plan currently contains language limiting the River Pathway to one side of River if topography prohibits access. Under this alternative, language would be added to the Master Plan to note that trails and the River Pathway be limited to one side of the River if impacts on sensitive biological resources could be substantially reduced.
- The Master Plan would require use of porous concrete for the River Pathway. The Master Plan currently proposes that the River Pathway be concrete and where possible use porous concrete.

Environmentally Superior Alternative

State CEQA Guidelines Section 15126.6(e)(2) requires that an EIR identify which alternative is the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must also identify which of the other alternatives is environmentally superior. Based on the preceding discussion, the No Project Alternative would be the environmentally superior alternative. Therefore, the environmentally superior alternative among the remaining alternatives must also be identified. Based on the analysis of the other alternatives considered, the Reduced Project Alternative would be the environmentally superior alternative because it would meet the Master Plan objectives while substantially reducing the biological, historical, and paleontological resources impacts when compared to the Master Plan.

Chapter 1
Introduction

1.1 Project Scope

This Program Environmental Impact Report ("Program EIR" or "PEIR") addresses the San Diego River Park Master Plan Project (referred to as the Master Plan hereafter in this PEIR). The Master Plan project includes approval of the Master Plan, Municipal Code Amendments, and the Community Plan Amendments. The Master Plan Study Area covers an approximately 1-mile-wide corridor along a 17.5-mile stretch of the San Diego River (River) within the City of San Diego (City) from the Pacific Ocean to the City of Santee. Two distinct planning areas, the River Corridor Area (RCA) and the River Influence Area (RIA), are referred to herein as the RCA/RIA when discussing the specific areas covered by the Master Plan. The boundaries of the RCA/RIA are defined in the Master Plan Design Guidelines, but the exact location will be determined on an individual project level. An aerial of the portion of the River Valley within the City of San Diego's jurisdiction is presented in Figure 1-1. The RCA/RIA is a smaller area within the Master Plan Study Area where a majority of the Master Plan facilities would be developed and is therefore the focus of the impact analysis in this PEIR. Certain Reach Recommendation projects could be located outside of the RCA/RIA and are noted in the PEIR analysis, as necessary, as being outside of the RCA/RIA.

The Master Plan will be the City's policy document that will provide vision and guidance through the Reach Recommendations and Design Guidelines. The vision for the Master Plan is to "Reclaim the valley as a common, a synergy of water, wildlife, and people." The five principles focus on restoring and maintaining a healthy River, unifying fragmented lands and habitats, creating a sequence of unique places and experiences, revealing the valley history, and reorienting development toward the river to create value and opportunities for people to embrace the River.

1.2 Environmental Process

1.2.1 Purpose, Legal Authority, and Intended Use of the Program EIR

Under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code [PRC] Section 21000 et. seq.), if a lead agency determines that there is substantial evidence in light of the whole record that a project may have a significant effect on the environment, the agency must prepare an EIR (State CEQA Guidelines Section 15064(a)(1)). The purpose of an EIR is to inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121). This PEIR is an informational document intended for the use of the City, decision-makers, and members of the general public to evaluate the environmental effects of the Master Plan. This document has been prepared in accordance with the guidelines for the preparation of EIRs issued by the City of San Diego (December 2005) and the City of San Diego 2011 Significance Determination Thresholds, and

complies with all criteria, standards, and procedures of CEQA and the State CEQA Guidelines (California Administrative Code 15000 et seq.).

The City is the Lead Agency for the Master Plan evaluated in this PEIR. The public agency with the greatest responsibility for supervising or approving a project or the first public agency to make a discretionary decision to proceed with a proposed project should ordinarily act as the "Lead Agency" pursuant to State CEQA Guidelines Section 15051(b)(1).

1.2.2 Program-Level Impact Analysis

This PEIR contains a program-level analysis of the Master Plan as detailed in Chapter 3, "Project Description," and serves as a Program EIR pursuant to Section 15168 of the State CEQA Guidelines. Under this section, a Program EIR "may be prepared on a series of actions that can be characterized as one large project and are related either geographically; as logical parts in the chain of contemplated actions; in connection with the issuance of rules, regulations, plans, or other general criteria to govern the continuing program; or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."

The Master Plan is a planning document designed to guide future development that would not actually cause a physical change in the environment in and of itself. However, if the Master Plan is approved, future development proposals would be regulated by its contents and development would be shaped accordingly. Thus, it is reasonably foreseeable that the Reach Recommendations and Design Guidelines provided in the Master Plan would indirectly lead to physical changes in the environment. Consequently, this PEIR addresses impacts on the environment at the program level.

The Reach Recommendation projects and Design Guidelines in the Master Plan are recommendations of the Master Plan. The Master Plan does not provide for any specific location, design, or extent of grading for subsequent projects implemented in accordance with the Master Plan. Any details regarding location, design, or extent of grading associated with these facilities would be subject to review and approval by the City when a public or private project is proposed in accordance with the Master Plan. As a result, the PEIR does not evaluate project-level impacts associated with future implementation of any of the specific Master Plan Recommendations or public or private development projects proposed within the River Park. The PEIR does not address impacts of specific projects on individual County Assessor's Parcels. Any subsequent activities proposed within the River Park would be reviewed for consistency with the PEIR and Master Plan; and project-level impacts of these subsequent activities would be subject to separate environmental review under CEQA.

A program-level analysis is prepared when the lead agency has a proposed program or series of actions that can be characterized as one large project related by a single plan – in this case, the San Diego River Park Master Plan. A program-level analysis generally analyzes the broad environmental effects that are reasonably foreseeable if the plan is implemented, while acknowledging that additional site-specific environmental review and document preparation will be required for subsequent projects. Where a project-level analysis has access to all the necessary construction information and is able to analyze the specific details of environmental effects of proposed elements, a program-level analysis often lacks details on specific development projects and may only be able to make general assumptions based on existing or proposed development regulations. However, it is possible that a program-level analysis would identify and address all the potential environmental

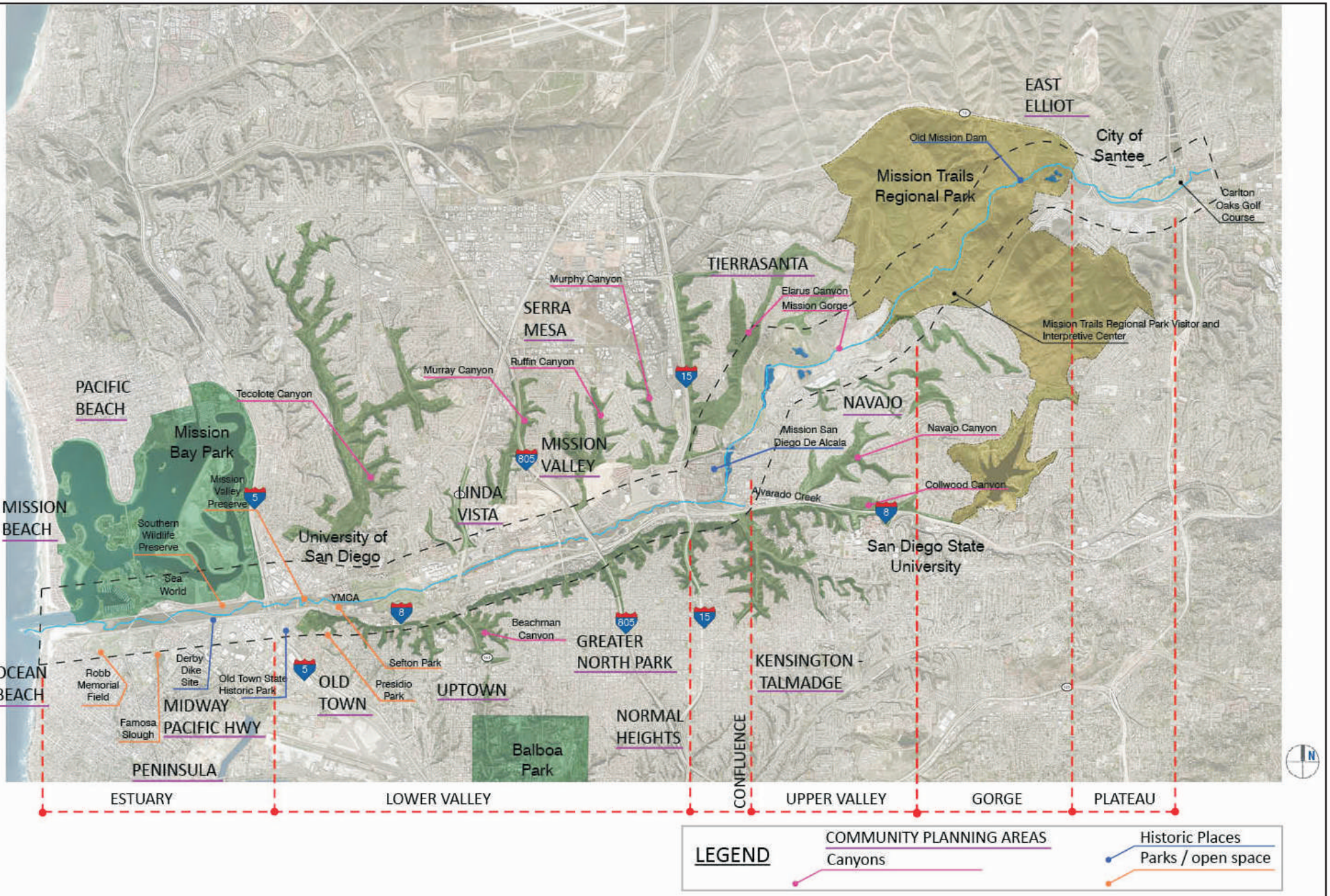

Figure 1-1
Project Vicinity
San Diego River Park EIR

impacts, in which case an additional environmental document would not be required if there would be no additional impacts from a future development proposal. Also, environmental analysis and associated documentation prepared for future projects may tier from the Program EIR.

1.2.3 Scope of the Program EIR

In reviewing the Master Plan, the City concluded that the Master Plan could result in potentially significant environmental impacts and thus required preparation of this PEIR. As Lead Agency, the City prepared a Scoping Letter and distributed a Notice of Preparation (NOP), dated April 6, 2009, to all Responsible and Trustee Agencies, as well as governmental agencies, including the State Clearinghouse. Comments on the NOP were received from the State Clearinghouse and Planning Unit, Department of Toxic Substances Control, San Diego Archeological Society Inc., California Public Utilities Commission, San Diego Audubon Society, San Diego Bicycle Coalition, Native American Heritage Commission, Grantville Stakeholders Committee, H.G. Fenton Company, Urban Housing Partners Inc., City of Santee Department of Development Services, Mission Valley Planning Group, and residents of Mission Valley, Grantville, Allied Gardens, and San Diego. A copy of the NOP comment letters are included in Appendix A of this document. The scope of the analysis was determined by the scoping letter and responses to the NOP. The City identified potentially significant environmental impacts associated with the following issues:

- Land Use
- Visual Effects and Neighborhood Character
- Air Quality
- Biological Resources
- Historical Resources
- Human Health, Public Safety, and Hazardous Materials
- Hydrology and Water Quality
- Geology and Soils
- Paleontological Resources
- Traffic and Circulation
- Public Services
- Population and Housing
- Greenhouse Gas Emissions/Climate Change
- Public Utilities
- Energy Conservation

Effects that were determined not to be potentially significant are addressed in Chapter 10 of this PEIR.

1.3 Content and Organization of the Program EIR

As stated above, the content and format of this Program EIR is in accordance with the most recent guidelines and amendment to CEQA and the City of San Diego EIR Guidelines, revised December 2005. Technical studies have been summarized within individual environmental issue sections, and the full technical studies have been included in Appendices B through I of this document.

This PEIR has been organized in the following manner:

- The **Executive Summary** includes an overview of the Master Plan, a list of the alternatives that would reduce or avoid significant impacts, and the conclusions of the environmental analysis. The conclusions focus on those impacts that were determined to be less than significant after mitigation and those that were determined to be significant and unmitigated (unavoidable). Impacts and mitigation frameworks have been provided in Table ES-1. The Executive Summary also includes a discussion of areas of controversy known to the City as identified by other agencies and the public.
- **Chapter 1 – Introduction** provides a brief description of the Master Plan, the purpose and legal authority of the PEIR, key discretionary City actions and permits, approvals needed by other agencies, and a description of the PEIR document organization.
- **Chapter 2 – Environmental Setting** provides a detailed description of the Master Plan including: the background, purpose and objectives for the project, proposed land uses, offsite improvements, site grading, drainage, stormwater management, utilities, and circulation. In addition, a list and description of discretionary actions required for project implementation is provided.
- **Chapter 3 – Project Description** provides an overview of the regional and local setting, surrounding land uses, and the existing characteristics of the Master Plan Study Area and the RCA/RIA. It also includes a discussion of the relevant planning documents, regulations, and existing land use designations.
- **Chapter 4 – History of Project Changes** describes the physical changes that have been made to the Master Plan in response to environmental concerns raised during the City's review of the project.
- **Chapter 5 – Environmental Analysis** comprises the main body of the PEIR, analyzing impacts for each issue area. Under each issue area identified by the City during project scoping, the PEIR includes a detailed description of existing conditions, thresholds for determining significant issues, analysis of impacts association with the Master Plan, and feasible mitigation framework. The analysis of impacts is based on the threshold issue statements identified in the City of San Diego Scoping Letter (see Appendix A). If the analysis demonstrated that a potential effect would have a significant adverse impact on the physical conditions based on implementation of the Master Plan, mitigation framework is provided to minimize or avoid the significant impact(s). Where feasible mitigation framework is not available or proposed, the significant impact is identified as significant and unavoidable.
- **Chapter 6 – Significant Environmental Effects that Cannot be Avoided if the Project is Implemented** discusses the environmental impacts that would be significant and unmitigable to a level below significance should the Master Plan be implemented.

- **Chapter 7 – Significant Irreversible Environmental Changes** discusses the use of nonrenewable resources determined to occur as a result of project implementation during grading and construction.
- **Chapter 8 – Growth** discusses the potential economic or population growth or construction of new housing that could occur either as a direct or indirect result of project implementation.
- **Chapter 9 – Cumulative Impacts** analyzes the cumulative impacts that were determined to occur as a result of project implementation.
- **Chapter 10 – Effects Not Found to Be Significant** describes the environmental issues found not to be significant through the Initial Study and/or PEIR process.
- **Chapter 11 – Alternatives** describes a range of alternatives to the Master Plan. The chapter analyzes and addresses alternatives that would reduce or avoid significant impacts and evaluates these alternatives against the Master Plan and project objectives.
- **Chapter 12 – Mitigation Monitoring and Reporting Program** summarizes the mitigation framework identified for each impact.

PEIR references, individuals and agencies consulted, and certification are provided in Chapters 13, 14, and 15, respectively.

1.4 Availability of the Draft Program EIR/Summary of Proposed Actions

This PEIR will be circulated for a 45-day public review period. The City of San Diego, as Lead Agency, will consider written comments received on the draft PEIR and comments received at the Master Plan's public hearing in making its decision whether to certify the PEIR as complete and in compliance with CEQA and whether to approve or deny the Master Plan. Environmental considerations, as well as economic and social factors, will be weighed to determine the most appropriate course of action. Subsequent to certification of the PEIR, several agencies with permitting authority over all or portions of the Master Plan would use the PEIR as the basis for their evaluation of environmental effects of the project in their decision to approve or deny the applicable permits. Approval of the Master Plan will require City Council approval of the following discretionary actions:

- San Diego River Park Master Plan
- Amendments to the City of San Diego Municipal Code
  - Mission Valley Planned District
  - Navajo Community Plan Implementation Overlay Zone
  - Mission Trails Design District Ordinance and Design Manual
- Amendments to the following City of San Diego Community Plans
  - Mission Valley
  - Tierrasanta

- East Elliot
- Navajo

Section 15381 of the State CEQA Guidelines defines Responsible Agencies as all public agencies other than the lead agency that have discretionary approval power over the project. Section 15386 of the State CEQA Guidelines defines Trustee Agency as a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. The State CEQA Guidelines require that all EIRs be reviewed by trustee and responsible agencies.

Chapter 2
Environmental Setting

2.1 Location

The Master Plan Study Area described in this chapter is located along a 17.5-mile stretch of the River, extending from the Pacific Ocean to the City of Santee within City boundaries (see Figure 1-1). The Master Plan Study Area includes a 1-mile-wide corridor (0.5 mile on each side of the River) for the entire 17.5 miles, running through segments of 16 San Diego community planning areas and containing two major parks (Mission Bay Park and Mission Trails Regional Park). In preparation of the Master Plan the City studied the relationship of the Master Plan Study Area to the topography of the River Valley, its adjacent canyons, and the remaining open space of the uplands.

The RCA/RIA is a smaller area within the Master Plan Study Area where a majority of the Master Plan facilities would be developed and is therefore the focus of the impact analysis in this PEIR. Certain Reach Recommendation projects could be located outside of the RCA/RIA and are noted as such in the PEIR analysis, as necessary. The RCA consists of the existing 100-year floodway (as mapped by Federal Emergency Management Agency (FEMA) plus a 35-foot Path Corridor proposed to include a pathway on both sides of the River. As shown in Figure 3-3, the River Path would be 14 feet wide, consisting of a 10-foot-wide concrete path, porous concrete material preferred with 2-foot-wide soft material shoulders. Land uses within the RCA are recommended to be passive recreation as identified in the Master Plan. The RIA extends out 200 feet from the RCA on both sides of the River. The RIA would include recreation uses adjacent to the RCA as well as public access to the River Pathway. Land uses within the RIA include mixed-use, residential, commercial, and industrial development adjacent to the RCA.

2.2 Existing Site Conditions

2.2.1 Topography and Vegetation

The Master Plan Study Area can be described as topographically diverse, containing a major river valley, canyons, steep valley walls, rolling hills, and relatively flat mesa areas. Elevation ranges from sea level in the west to mountains in the east (near Mission Trails Regional Park), and slopes back down near the City of Santee. The Master Plan Study Area can be characterized as a linked series of six discrete reaches traditionally distinguished by hydrologic characteristics and, based on distinct topographic condition, spatial experience, and/or land use. These reaches include the Estuary (extending from the ocean to Interstate (I-) 5), Lower Valley (extending east from I-5 to I-15 and including Qualcomm Stadium), the Confluence (of Alvarado and Murphy Creeks with the San Diego River), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (upstream and east of Mission Trails Regional Park to the boundary city of Santee). A summary of the existing topography and vegetation is provided below.

- **Estuary** – The first reach of the River extends from the Pacific Ocean to the western boundary of Mission Valley Preserve and includes Mission Bay Park. This reach includes a unique habitat

where the ocean waters meet with fresh waters from upstream. This coastal wetland habitat supports a number of wetland and riparian vegetation species including beach goldenaster, coast wooly heads, Davidson's saltscale, and Orcutt's pincushion.

- **Lower Valley** – The Lower Valley reach spans the area between I-5 and I-15 and includes Qualcomm Stadium and the Mission Valley Preserve. The topography of this reach is characterized by the wide valley floor with the northern and southern slopes forming the "Mission Valley" area. This reach is heavily urbanized with extensive paving and high density development. The west end includes the Mission Valley Preserve, and is home to many wetland species. Most of this area riparian in nature, including black willows, cottonwoods, and sycamores. The Lower Valley includes estuarine habitat, with salt grass, pickleweed, and spiny rush.
- **Confluence** – The Confluence reach extends from I-15 to the Friars Road Bridge and includes the area where Alvarado and Murphy Creeks merge with the River. This reach is partially enclosed by a steep canyon wall on the west side of the River and includes development on the east side. Access to the Murphy, Alvarado, Collwood, and Navajo Canyons are provided within this reach. The River here is constrained by a series of old gravel mining ponds, and extensive exotic vegetation infestation is present. A combination of development and dense growth create inaccessibility to the River within this reach.
- **Upper Valley** – The Upper Valley reach extends from Friars Road Bridge to the western boundary of Mission Trails Regional Park. This reach includes a mix of physiographic and surface conditions varying from steep valley walls in the east to a broad open valley. This reach is heavily impacted by human activity including mining operations, a golf course, and dense development. Vegetation varies as well, from exotic landscape of the golf course to natural sage scrub habitat.
- **Gorge** – The Gorge reach is defined primarily as the Mission Trails Regional Park, but also includes privately owned land between Mission Trails Regional Park and Mast Boulevard. This reach includes mountainous and sloping terrain and has preserved the River Valley's original landscape of sage scrub, chaparral, and oak woodland and riparian habitats.
- **Plateau** – The Plateau reach extends east from the privately owned land adjacent to the Mission Trials Regional Park to the City of Santee. This reach includes plateau terrain that opens and reveals expansive views to the hills above the City of Santee and to the distant mountains of the Cleveland National Forest. Vegetation within this reach includes a heavy infestation of giant reed, Brazilian pepper, and fountain grass and other harmful exotic species.

2.2.2 Land Uses and Zoning

A variety of land uses and zoning designations are included within the Master Plan Study Area including Park, Open Space, and Recreation; Residential; Commercial Employment Retail and Services; Multiple Use; Industrial Employment; and Institutional and Public and Semi-Public Facilities. A map illustrating the City's land uses along the River is provided in the City of San Diego General Plan (General Plan), Land Use and Community Planning Element, Figure LU-2 (2008). A detailed list of all land use designations and their descriptions is also included in the General Plan, Table LU-4. To give a general idea of how existing land uses and zoning are distributed along the River, land uses and zoning within each of the six reaches of the Master Plan are described below.

- **Estuary** – A majority of land use within this reach north of the River consists of Park, Open Space, and Recreation, with some mixed uses such as Residential, Commercial Employment Retail, and Industrial Employment to the south. Zoning allows Residential, Agriculture, Light Industrial, and Commercial.
- **Lower Valley** – This area includes Qualcomm Stadium and the Mission Valley Preserve. This reach is heavily urbanized, with land uses mainly consisting of Commercial Employment Retail and Mixed Use interspersed with areas of Residential and Industrial Employment use. A thin strip of Park, Open Space, and Recreation use can be found in this reach, confined along the River. Zoning includes Residential, Light Industrial, Open Space, and Commercial uses.
- **Confluence** – Land uses within this reach along the eastern River bank are dominated by Industrial Employment use. Residential, Commercial Employment Retail, and Institutional and Public and Semi-Public Facilities uses are also found within this reach, confined along the River. Zoning includes Residential, Light Industrial, Commercial, Agricultural, and Open Space uses.
- **Upper Valley** – Similar to the Confluence reach, the eastern side of the River in this reach is dominated by Industrial Employment use with some Residential and Institutional and Public and Semi-Public Facilities uses. The northern side mainly consists of Park, Open Space, and Recreation uses. Zoning includes Light Industrial, Residential, Commercial, Agricultural, and Open Space uses.
- **Gorge** – The Gorge reach is defined primarily as the Mission Trails Regional Park, but also includes privately owned land between Mission Trails Regional Park and Mast Boulevard. As such, land uses primarily consist of Park, Open Space, and Recreation uses. Zoning includes Open Space and Agricultural uses.
- **Plateau** – The Plateau reach extends east from the privately owned land adjacent to the Mission Trials Regional Park to the City of Santee. The River runs through the Carlton Oaks Golf Course, which is surrounded on both sides by dense development within the City of Santee. Zoning includes Residential, Commercial, and Open Space uses.

2.2.3 Fire Protection

The Master Plan Study Area is served by the San Diego Fire-Rescue Department (SDFD). The SDFD service area covers approximately 331 square miles and serves a population of approximately 1,337,000 people. The SDFD is responsible for 17 miles of coastline extending 3 miles offshore and including Mission Bay Park. SDFD has a total of 47 fire stations and 9 permanent lifeguard stations (25 seasonal stations during peak period). SDFD employs 1,363 uniformed and 126 civilian personnel (City 2012a).

In addition to fighting fires SDFD responds to medical emergency calls (over 80% of department calls are for medical aid), and SDFD's Fire Prevention Bureau conducts over 20,000 annual inspections and issues fire code permits (alarms, hazardous materials, special events) while developing safety policies and guidelines for residents and businesses. In 2011, SDFD made 117,369 incident runs: 3,536 fire related (3.01%); 101,783 medical/rescue (86.72%); and 12,050 "other" (10.27%) (City 2012a). The City strives to provide an average maximum initial response time of no more than 5 minutes. Table 2-1 lists the fire stations that would serve the River Park area, including their locations and average 2011 response times.

Table 2-1. Fire Stations Serving in Proximity to the Master Plan Study Area with Response Times

Fire Station	Department	Location	Average Response Time (Fiscal Year 2011)
#3	San Diego Fire-Rescue[1]	725 West Kalmia St 92103	5:36 (Engine)
#5	San Diego Fire-Rescue	3902 9th Ave 92103	5:13 (Engine)
#8	San Diego Fire-Rescue	3974 Goldfinch St 92103	5:03 (Engine)
#10	San Diego Fire-Rescue	4605 62nd St 92115	5:54 (Engine)/5:28 (Truck)
#14	San Diego Fire-Rescue	4011 32nd St 92104	4:54 (Engine)/5:23 (Truck)
#15	San Diego Fire-Rescue	4711 Voltaire St 92107	5:16 (Engine)
#17	San Diego Fire-Rescue	4206 Chamoune Ave 92115	4:32 (Engine)
#18	San Diego Fire-Rescue	4676 Felton St 92116	5:01 (Engine)
#20	San Diego Fire-Rescue	3305 Kemper St 92110	5:21 (Engine)/5:34 (Truck)
#22	San Diego Fire-Rescue	1055 Catalina Blvd 92107	5:26 (Engine)
#23	San Diego Fire-Rescue	2190 Comstock St 92111	5:23 (Engine)
#25	San Diego Fire-Rescue	1972 Chicago St 92110	5:37 (Engine)
#26	San Diego Fire-Rescue	2850 54th St 92105	4:50 (Engine)
#28	San Diego Fire-Rescue	3880 Kearny Villa Rd 92123	5:51 (Engine)/6:16 (Truck)
#31	San Diego Fire-Rescue	6002 Camino Rico 92120	5:43 (Engine)
#34	San Diego Fire-Rescue	6565 Cowles Mountain Blvd 92119	5:20 (Engine)
#39	San Diego Fire-Rescue	4949 La Cuenta Dr 92124	5:58 (Engine)
#45	San Diego Fire-Rescue	Qualcomm Stadium Parking Lot	6:16 (Engine)
Fire Communications Center	San Diego Fire-Rescue	3750 Kearny Villa Rd 92123	N/A
Fire Repair Facility	San Diego Fire-Rescue	3870 Kearny Villa Rd 92123	N/A
#4	City of Santee Fire and Emergency Services[2]	8950 Cottonwood Ave 92071	4:22/6:44[3]
#5	City of Santee Fire and Emergency Services	9130 Carlton Oaks Dr, 92071	4:22/6:44[3]

Sources: [1] San Diego times—City 2012a; [2] Santee times—Leigh pers. comm.
[3] Average Travel Time / Average Total Response Time

SDFD's Lifeguard Services established a River Rescue Team in 1978 to respond to emergencies created by flooding due to heavy rain. The team's primary task is to rescue people or property threatened, surrounded, or entrapped by stationary or moving water. The San Diego River Rescue Team is composed of several full-time lifeguards who have gone through Swift Water Rescue Technician level I and level II training, and a majority of team members have attended instructor level training. In addition to swift water training team members are proficient in other rescue disciplines including but not limited to high and low angle technical rope rescue, SCUBA diving, flood rescue, animal rescue, and ice rescue. River Rescue team members are also certified by San Diego Lifeguard Division as Personal Watercraft operators, and as hard hulled and inflatable boat operators.(City 2012b.)

The City relies on Automatic Aid Agreements with its neighboring jurisdictions to ensure that the closest station would respond to an incident. The City of Santee Fire & Emergency Services Department's stations number 4 and 5 support SDFD and would provide aid during incidents on the eastern portion of the Master Plan Study Area). The Santee Fire Department serves a population of 55,000 over a 16.5 square mile area. The Department employs a total of 53 people, including 3 chiefs, 12 captains, 12 3ngineers, 24 firefighters, and 2 administrative personnel. (City of Santee 2012a.)

Additional resources are available to the City through Mutual Aid Agreements with the county, state, and federal governments (City 2007a).

As part of the development review process, SDFD would determine whether the impacts of future projects within the Master Plan Study Area would have substantial impacts on fire issues. Growth in the Master Plan Study Area would increase the demand for SDFD's services and would strain SDFD's capability to provide an acceptable level of emergency service. Maintaining an acceptable level of emergency service would require more personnel, more equipment, maintenance of existing facilities, and new investments to ensure the entire operation has the needed resources available (City 2007a).

2.2.4 Police Protection

The Master Plan Study Area is primarily served by the Western and Eastern Divisions of the San Diego Police Department (SDPD); however, a Law Enforcement Mutual Aid Plan permits SDPD's Chief of Police to order law enforcement mutual aid services from other jurisdictions (Municipal Code 2012, Section 22.0602. The SDPD employs 1,821 sworn and 468 civilian personnel. SDPD River duties are split between the department's Eastern and Western Divisions, both of which include a sergeant, lieutenant, captain, and supporting staff. The SDPD service area covers approximately 331 square miles and serves a population of approximately 1,337,000 people. SDPD River duties are split between the Western and Eastern Divisions, both of which include a sergeant, lieutenant, captain, and supporting staff. The Western Division Police Station is located just north of the River and east of I-5 at 5215 Gaines Street, San Diego, 92110. The Eastern Division Police Station is located west of I-15 at 9225 Aero Drive, San Diego, 92123 (SDPD 2012a).

The Western Division serves a population of 129,709 people and encompasses 22.7 square miles, and would serve the segment of the River west of SR-163, including the neighborhoods of Hillcrest, La Playa, Linda Vista, Loma Portal, Midtown, Midway District, Mission Hills, Mission Valley West, Morena, Ocean Beach, Old Town, Point Loma Heights, Roseville-Fleetridge, Sunset Cliffs, University Heights, and Wooded Area.

Beginning in 1996, the Western Division made regular sweeps of the River in an attempt to curb homelessness and criminal activity along the River. However, funding shortfalls and lack of resources led SDPD to discontinue this aggressive campaign. In 2005, the SDPD's Western Division presented the San Diego River Conservancy (SDRC) with an informational report on their efforts to improve public safety along the River. The purpose of the presentation was to inform the SDRC about (1) public safety issues present along the River in Mission Valley and (2) partnership and funding opportunities with the SDPD (SDRC 2005).

The SDPD's Eastern Division serves a population of 155,892 people and encompasses 47.1 square miles, and would serve the segment of the River east of where SR-163 traverses the Master Plan Study Area, including the neighborhoods of Allied Gardens, Birdland, College East, College West, Del Cerro, Grantville, Kearny Mesa, Lake Murray, Mission Valley East, Qualcomm, San Carlos, Serra Mesa and Tierrasanta. The Eastern Division has established a River Bed Team, which is currently made up of six police officers who, in addition to regular duties, are tasked with the following: removing persons from homeless encampments within the River area, writing citations or completing arrests as necessary, responding to complaints/issues in the eastern River area, documenting homeless encampments for future reference or return cleanup trips, and coordinating with the City's Environmental Services Department to clean up any encampments found (Glass pers. comm.).

SDPD also utilizes the neighborhood policing philosophy and practice. This gives shared responsibility to the City, residents, community groups, government agencies, and private groups in an effort to reduce crime. The City applies the principles and concepts of CPTED in hopes of making the City a safer environment. The City's growth would place new demands on law enforcement services and would require additional infrastructure, and additional or expanded police facilities would be required to ensure public safety (City 2007a).

SDPD dispatches incoming calls according to the call types, as follows:

- Priority E: Imminent threat to life—dispatch immediately.
- Priority 1: Threat to life, serious crime in progress—dispatch immediately.
- Priority 2: Threat to life has passed or does not exist, minor crime in progress/serious crime where suspect has left scene—dispatch as quickly as possible.
- Priority 3: Non-urgent requests for service such a noise-only loud parties, report-only calls, and crime scene follow-up—dispatch as soon as possible after higher priority calls.
- Priority 4: Minor requests for service such as found property, most parking violations, etc.—dispatch when there are no higher priority calls awaiting assignment in beat. (City 2012c)

The police department's goal for responding to emergency calls is 7 minutes. Average response times and number of dispatched calls by priority for 2011 are presented in Table 2-2.

Table 2-2. San Diego Police Department Response Times (2011)

Priority	Number of Calls	Response Time (minutes)
E	24,697	6.4
1	243,405	11.6
2	238.826	24.1
3	74,509	63.9
4	23,615	68.1
Source: City 2012c.		

The San Diego County Sheriff's Department provides law enforcement services to the City of Santee and has a substation located at 8811 Cuyamaca Street and would be available to support the SDPD for calls involving the eastern portion of the River. Services include emergency services, crime prevention programs, patrol and traffic services, parking enforcement, noise complaints/barking dogs, crime analysis, investigations, and narcotics enforcement (City of Santee 2012b).

2.3 Planning Context

2.3.1 City of San Diego Municipal Code

The City of San Diego Municipal Code (Municipal Code) regulates zoning and land use categories throughout the City. It is intended to be the means by which the land use policies in the General Plan are implemented. The Municipal Code identifies the uses that are allowed on parcels within the City. The Land Development Code (LDC) is one of the tools used to implement the General Plan and the various community plans, which establish land use throughout the City. The provisions addressing Coastal Development Permits, Site Development Permits, the Coastal Overlay Zone, the Sensitive Coastal Overlay Zone, the Historical Resources Regulations, and the Environmentally Sensitive Lands (ESL) Regulations are relevant to the Master Plan.

The Master Plan proposes amendments to the Municipal Code's Mission Valley Planned District Ordinance (PDO), Navajo Community Plan Implementation Overlay Zone (CPIOZ), and Mission Trails Design District Ordinance and Design Manual (MTDDODM). A description of these regulations is provided below.

Mission Valley Planned District Ordinance

Chapter 15 Article 14, of the LDC establishes the regulations of the Mission Valley PDO. These regulations to ensure that development and redevelopment in Mission Valley within the floodplain and around the River (referred to as the River Sub-district) will be accomplished in a manner that enhances and preserves sensitive resource areas; improves the vehicular, bicycle, pedestrian, and public transit circulation network; provides reasonable use of property; and contributes to the aesthetic and functional well-being of the community. It is the intent of this regulation to implement the Mission Valley Community Plan through the use of overlay subdistricts regulating development intensity community-wide, zones providing basic development criteria, and special development

regulations addressing the unique needs of Mission Valley, as well as continued application for the city-wide Open Space–Floodplain Zone and ESL Regulations.

Navajo Community Plan Implementation Overlay Zone

Chapter 13, Article 2, Division 14 of the LDC establishes the supplemental development regulations of the CPIOZ. These regulations are tailored to specific sites within community plan areas of the City with the intent to ensure that development proposals are reviewed for consistency with use and development criteria that have been adopted for specific sites as part of the community plan. The Navajo Community Plan has a CPIOZ Type A and B, and the existing boundaries in the Overlay Zone would be amended to include the Navajo Community Plan River Park Subdistrict CPIOZ to implement the Master Plan.

Mission Trails Design District Ordinance and Design Manual

Chapter 13, Article 2, Division 12 of the LDC establishes the supplemental development regulations of the MTDDODM. These regulations ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetic and functional quality of park/urbanization relationships, while recognizing the right to reasonable development within the Mission Trails Design District. The intent of these guidelines is to provide for design and review of development proposals surrounding the park to enhance the transition from cityscape to parkscape. The MTDDODM covers approximately 2,000 acres adjacent to Mission Trails Regional Park and applies to portions of the Navajo, Tierrasanta, and East Elliot communities.

2.3.2 City of San Diego Community Plans

The City has multiple Community Plans within the area covered by the Master Plan, which act as "mini" general plans and are intended to provide policy recommendations regarding future development specific to each community. Of the 16 community plans in or adjacent to the River Valley, the 4 community plans listed and described below are directly influenced by the River and Master Plan. The Master Plan proposes amendments to these plans to adopt the Master Plan as the policy document for public and private development within the RCA/RIA for these planning areas. Specifically, these four community plans would be amended to establish the San Diego River Park (River Park) as a resource-based park within the associated communities.

Mission Valley Community Plan

The Mission Valley Community Plan was adopted by the San Diego City Council on June 25, 1985, by Resolution No. 263536 and was last amended May 18, 2010. The purpose of the plan is to provide recommendations to guide development in Mission Valley through the horizon year, defined as attaining the plan's maximum occupancy capacity based upon land use, development intensity, circulation, and public facilities. A series of goals and objectives established by the community and consistent with Citywide polices are included in the plan.

Tierrasanta Community Plan

The Tierrasanta Community Plan was adopted by the San Diego City Council on July 27, 1982, by Resolution No. 256890 and was last amended September 12, 1989. The plan is intended to serve as a guide for future public and private development within the Tierrasanta community. The plan

includes a series of goals and objectives established by the community that are consistent with Citywide policies.

East Elliot Community Plan

The East Elliot Community Plan was adopted by the San Diego City Council on April 29, 1971, by Resolution No. 202550 and was last amended April 9, 2002. Because the majority of the East Elliot Community planning area is designated for long-term open space use, the plan focuses largely on open space management guidelines. These guidelines are designed to foster preservation and enhancement of the natural open space areas that cover a majority of the planning area.

Navajo Community Plan

The Navajo Community Plan was adopted by the San Diego City Council on December 7, 1982, by Resolution No. 257606 and was last amended May 15, 2007. The overriding objectives for the long-range development of the Navajo Community planning area are to retain the residential character of the area, provide adequate community services, establish guidelines for the utilization of canyons and hillsides, and enhance the environment of the area as a pleasant community in which to live. The plan represents a policy framework that enables the community and the City to work jointly on programs designed to implement the community plan.

2.3.3 Multiple Species Conservation Program

The Multiple Species Conservation Program (MSCP) Subarea Plan was adopted by City Council in 1997 and has been prepared pursuant to the general outline developed by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) to meet the requirements of the federal and state Endangered Species Acts and California Natural Communities Conservation Planning Act. The MSCP is a comprehensive habitat conservation planning program that addresses multiple species habitat needs and the preservation of native vegetation communities in the San Diego region. The RCA/RIA is located inside the approved boundaries of the MSCP, which allows the City to issue take permits for covered species at the local level. Additionally, portions of the RCA/RIA occur within or immediately adjacent to the Multi-Habitat Planning Area (MHPA), which is the City's planned habitat preserve within the MSCP Subarea. Section 5.1, "Land Use," further discusses the regulations of the MSCP and MHPA, and provides an analysis of the Master Plan's consistency with these plans.

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Chapter 3
Project Description

3.1 Project Goals and Objectives

The Master Plan is a policy document analyzed at a programmatic level by this PEIR. The specific topics covered in the Master Plan are described below. Implementation of the Master Plan would require amendments to sections of the Municipal Code, including the Mission Valley Planned District Ordinance, the Navajo CPIOZ, and the Mission Trails Design District Ordinance; as well as the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans. These amendments would include identifying the Master Plan as the guiding policy document for development within and adjacent to the River, and amending existing policy language to reflect the Vision and Principles, Recommendations, and Design Guidelines of the Master Plan.

The Master Plan is a planning document that addresses the long-term development of the River and includes design guidelines for the RCA and RIA. For the purposes of this PEIR, the Principles from the Master Plan are the objectives of the proposed project as defined by the State CEQA Guidelines. The Principles are considered to be the Project Objectives under CEQA because they are the guiding ideas against which future design and implementation decisions would be measured. The Principles are:

1. Restore and maintain a healthy river system.
2. Unify fragmented lands and habitats.
3. Create a connected continuum, with a sequence of unique places and experiences.
4. Reveal the river valley history.
5. Reorient development toward the river to create value and opportunities for people to embrace the river.

3.2 Project Features/Discretionary Actions

Discretionary actions addressed in this PEIR include City Council approval of the following:

- San Diego River Park Master Plan
- Amendments to the City of San Diego Municipal Code:
  - Mission Valley Planned District Ordinance
  - Navajo Community Plan Implementation Overlay Zone
  - Mission Trails Design District Ordinance and Design Manual
- Amendments to the following City of San Diego Community Plans:
  - Mission Valley
  - Tierrasanta

- East Elliot
- Navajo

A summary of the features of these discretionary actions is provided below.

The Master Plan contains five sections: Vision and Principles, Recommendations, Design Guidelines, Implementation, and Regulatory Framework. The Principles are the guiding ideas that describe the intent and role of the River Park in the City and in the region. The Recommendations describe specific strategies for achieving the intent of the Principles. The Master Plan Design Guidelines (Design Guidelines) provide written and graphic information to support the Principles and Recommendations and to support the Development Regulations in the applicable Municipal Code Regulations within the two areas of the Master Plan, the River Corridor Area (RCA) and the River Influence Area (RIA). Cross sections of the RCA and the RIA are illustrated in Figures 3-1 and 3-2. The Implementation section identifies steps to be taken to achieve the vision of the Master Plan.

Establishment of the RCA is intended to protect the water quality, hydrology, and biological resources adjacent to the River. The RCA is defined as the existing 100-year floodway (as mapped by FEMA) plus a 35-foot Path Corridor on both sides of the floodway. Uses within the RCA are recommended to be passive recreation, as identified in the Master Plan. The Path Corridor would include the River Pathway – a multi-use pathway for bicycle and pedestrian use. As shown in Figure 3-3, the River Pathway would be 14 feet wide, consisting of a 10-foot-wide concrete path, with 2-foot-wide shoulders on each side, consisting of decomposed granite or similar soft material.

The RIA consists of the first 200 feet adjacent to the RCA on both sides of the River. Land uses include residential, commercial, and industrial development adjacent to the RCA. The purpose of the RIA is to provide design guidelines for planned development that treat the River as an amenity, orientate development toward the River, and include recreation uses adjacent to the RCA and public access to the River.

3.2.1 Master Plan Recommendations and Design Guidelines

The impact analysis addressed in this PEIR includes analysis of potential impacts related to the future actions associated with implementation of the Master Plan. Future actions anticipated by the Master Plan include implementation of the general and specific Reach Recommendations and implementation of the Design Guidelines that guide development adjacent to the River. The Design Guidelines also contain a series of illustrations that would be referred to during discretionary review by the City to ensure that the intent of the regulations is followed.

The purpose of the design guidelines is to provide written and graphic information to support the Master Plan's vision, principles, and recommendations, the goals of the Community Plans for Mission Valley, Navajo, Tierrasanta and East Elliot and to support the development regulations of the City's Land Development Code.

Flexibility in the Design Guidelines and actual site development can be achieved and administered through the Planned Development Permit (PDP) Regulations process, Chapter 14, Article 3, Division 4 of the Land Development Code. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, site constraints, development regulations and community and city benefit.

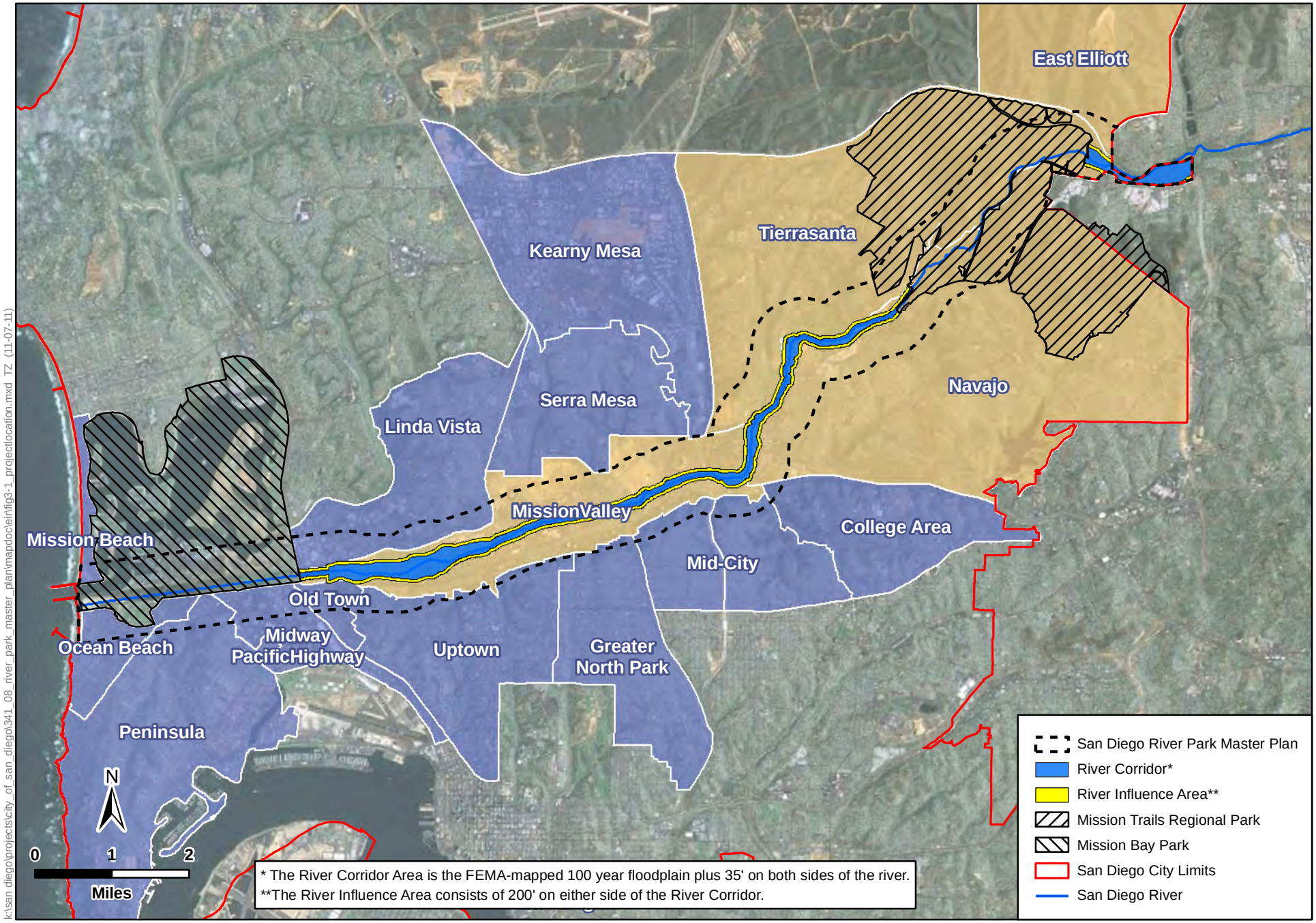

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Figure 3-1
Project Location
San Diego River Park EIR

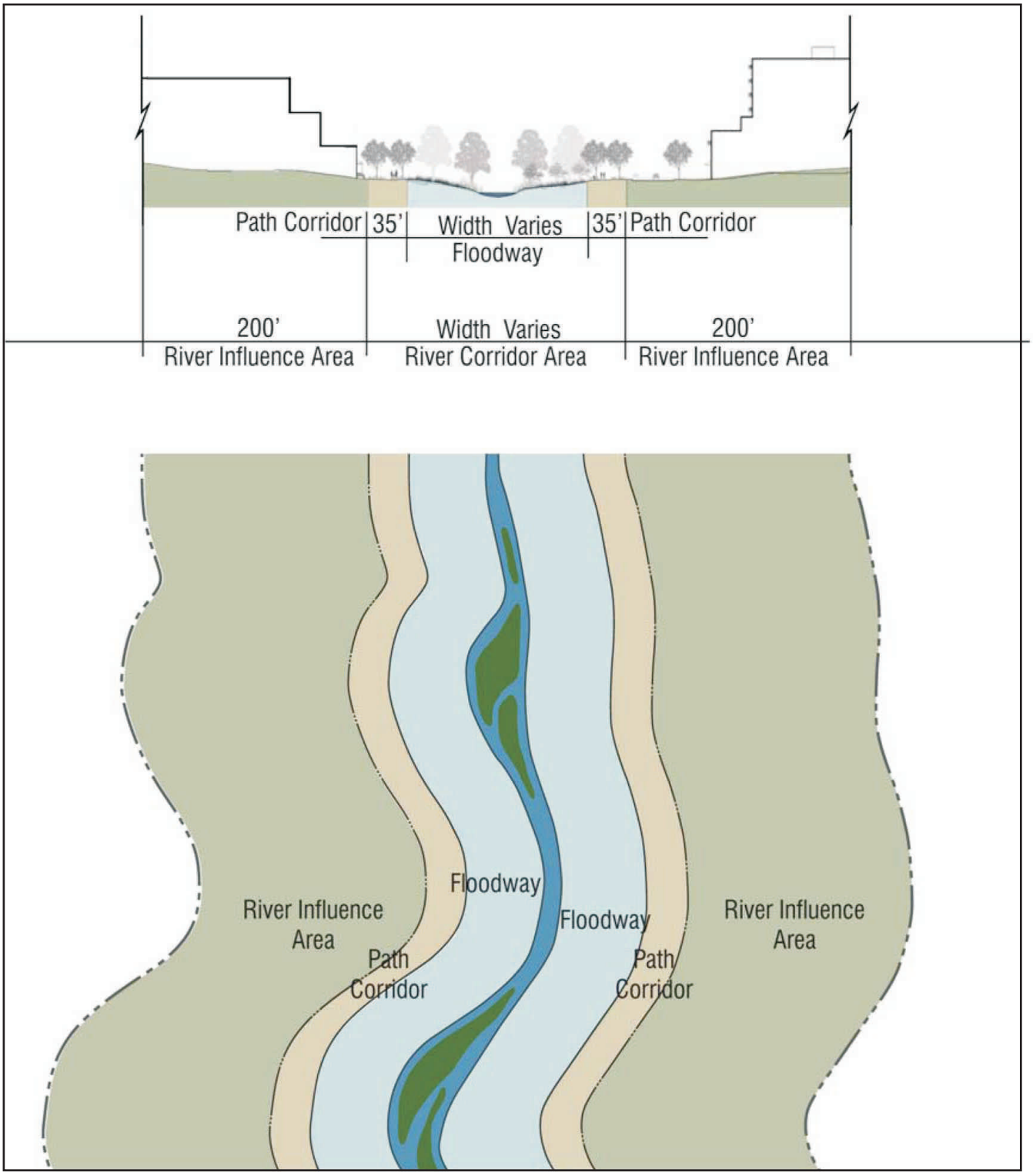


Figure 3-2
Cross Section and Plan View of River Corridor and River Influence Areas
San Diego River Park EIR

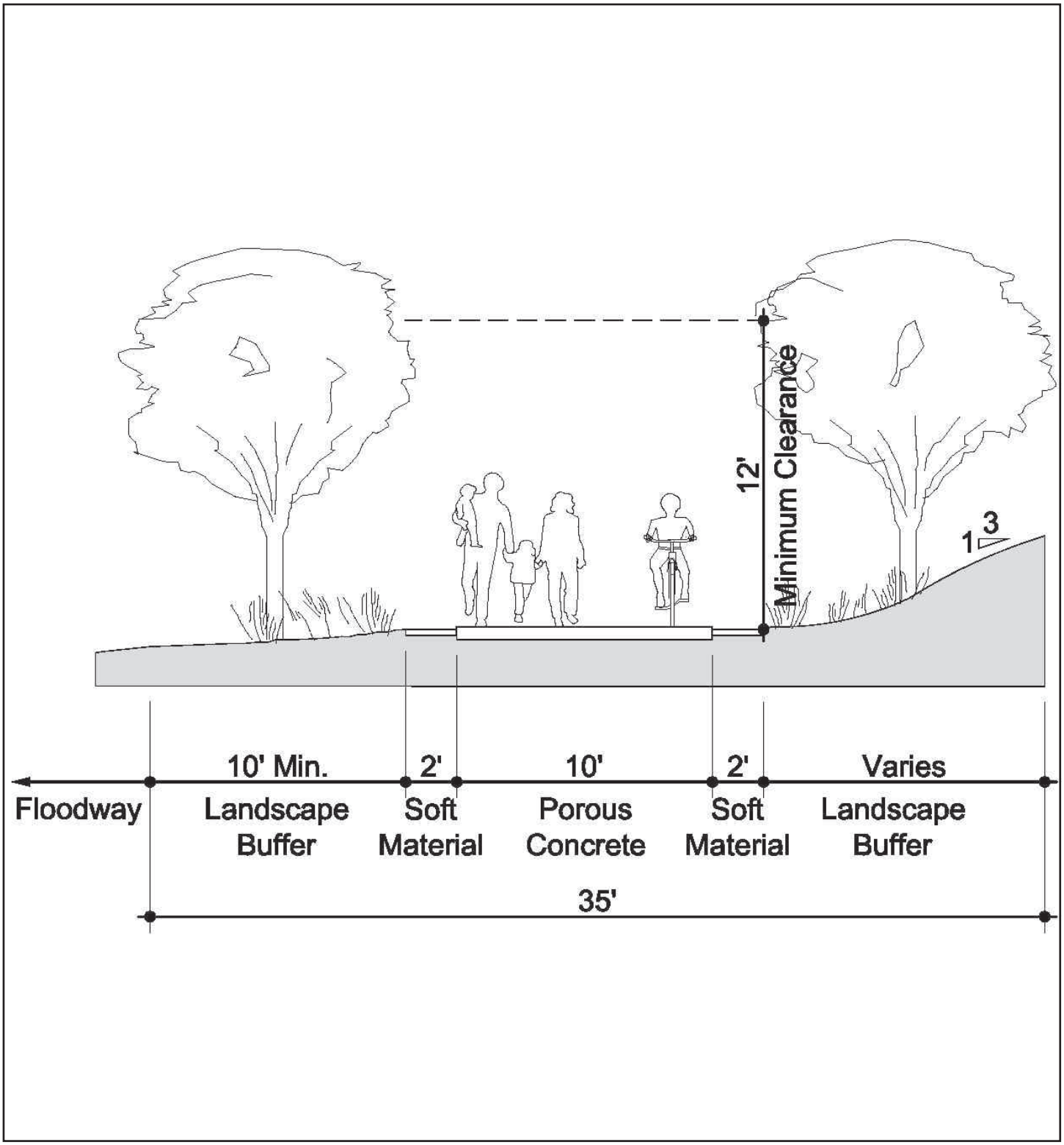


Figure 3-3
River Pathway Cross Section
San Diego River Park EIR

Where development constructs the River Pathway Corridor consistent with Design Guidelines Sections 4.3.2 through 4.3.4 and the Recreation Element of the City's General Plan, population-based park credit may be granted commensurate to the River Pathway Corridor area. Where development proposes to construct parks to address population-based park requirements of a project outside of the River Pathway Corridor area, population-based credit may be granted if consistent with the Design Guidelines, the Recreation Element of the City's General Plan and upon approval as identified in the City Council Policy – Community Notification and Input for City-Wide Park Development Projects.

A description of the types of future actions anticipated by the Master Plan is provided below.

Master Plan Recommendations

Implementation of the general Recommendations and specific Reach Recommendations are considered *subsequent projects* that could be implemented in accordance with the Master Plan. It is uncertain how many of the Recommendation projects would be implemented; therefore, a project-level review of Recommendation projects is not included in this PEIR. Recommendation projects that are subject to discretionary review by the City, as well as subsequent project-level CEQA environmental review, will occur when applications to construct Recommendations are submitted to the City.

The Master Plan identifies general Recommendations based on the planning principles outlined in Chapter 3 of the Master Plan that apply to all six reaches of the River. For example the general Recommendations that would implement the principle to restore and maintain a healthy River system include the following:

A. Augment flows to the river periodically.

B. Remove/circumvent obstacles that impede flow.

C. Remove invasive vegetation species.

D. Encourage the growth of appropriate native riparian and upland vegetation.

E. Rehabilitate the channel to encourage meander and braiding.

F. Expand the river's recharge area.

G. Adopt programs to reduce/remove non-point source loads including litter and solid waste.

H. Future development projects would incorporate hydrology and water quality considerations in all planning and guidance documents and monitor water quality following implementation of the projects.

Specific Reach Recommendations focus on the six reaches of the River. The specific Reach Recommendations outline how to achieve the Principles and general Recommendations at key sites. Key sites are identified in the Master Plan where special opportunities exist or where conditions define the site as a critical component of the River Park. The specific Reach Recommendations included in the Master Plan are shown in Figures 3-4 through 3-9 and have been evaluated at a programmatic level as shown in Table ES-1 in the Executive Summary.

Master Plan Design Guidelines

The Design Guidelines focus only on the RCA and RIA, and provide written and graphic information to implement the Master Plan and the development regulations within the Municipal Code, which are discussed below. The following sections of the Master Plan reference existing City, State, and Federal regulations:

4.3 River Corridor Area

4.3.2.1 100-Year Floodway

- Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas)
- Chapter 14, Article 3, Division 1 of the LDC (ESL Regulations)
- Multiple Species Conservation Program (MSCP) Subarea Plan "Land Use Considerations for Flood Control"

4.3.2.2 Path Corridor

- American with Disabilities Act (ADA)
- All areas that are mapped MHPA or within a wetland buffer or adjacent to these areas have restricted uses as defined in the MSCP and the ESL Regulations
- Guidelines of the Park and Recreation Element of the City's General Plan (Table RE-2-3)

4.3.2.3 Storm Water Drainage and Water Quality Design

- Chapter 14, Article 2, Division 2 of the LDC (Storm Water Runoff and Drainage Regulations)
- City of San Diego Storm Water Standards Manual
- San Diego River Watershed Management Plan

4.3.2.4 San Diego River Pathway

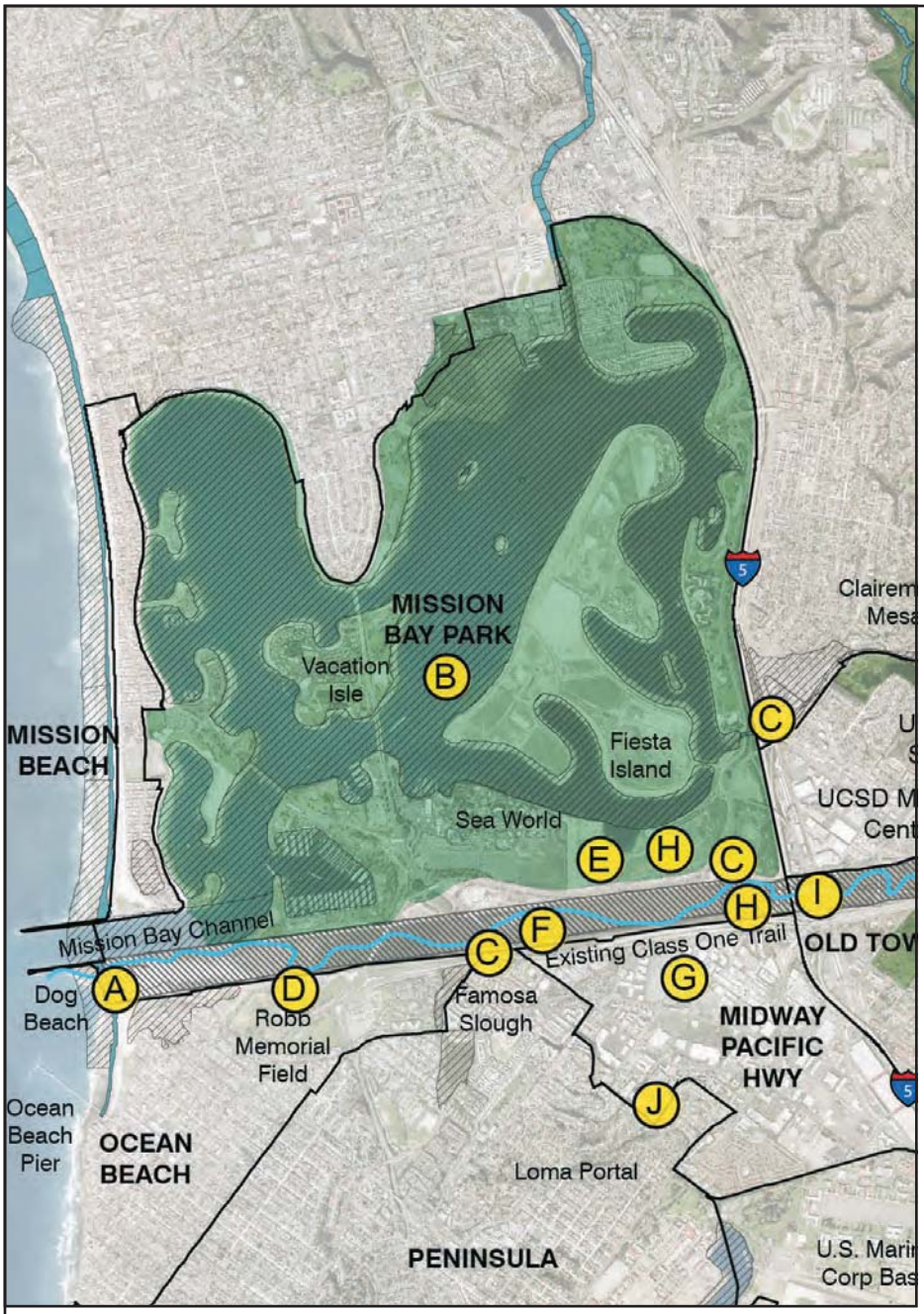
- City of San Diego Street Design Manual
- City of San Diego Council Policy 200-07
- Caltrans Chapter 1000 Bikeway Planning and Design
- All trails within the Mission Trails Regional Park (MTRP) trail system on the west and east boundaries of the park would be subject to the MTRP Park Master Plan requirements
- ADA standards and guidelines
- CCR Title 24 Regulations for Accessibility

4.3.2.5 Trails

- Trails within the MHPA or a wetland buffer would be a maximum of 4 feet wide and meet the requirements of the MSCP Subarea Plan, "Land Use Considerations"

4.3.3.1 General Architecture Material for Structures

- All structures in Mission Trails Regional Park would meet Mission Trails Regional Park Master Plan Design Guidelines



RECOMMENDATIONS

A. Create a San Diego River Park pathway kiosk at Dog Beach identifying the western entrance of the river pathway.

B. Support the goals of Mission Bay Park Master Plan (including Dog Beach, Robb Field, and Southern Wildlife Preserve), the Famosa Slough Enhancement Plan, and the Mission Valley Preserve. Support the replacement and construction of the West Mission Bay Bridge that will contain class I bike lanes on both sides.

C. Improve pathway and trail connections to Mission Bay Park, Famosa Slough, Tecolote Canyon, Southern Wildlife Preserve and other open spaces from the San Diego River pathway.

D. Create a kiosk at Robb Field identifying the entrance to the San Diego River pathway and re-landscape the area adjacent to the river with natives that relate to the estuary and river edge.

E. ~~Provide a river and estuary interpretive center according to the recommendations of the Mission Bay Park Master Plan.~~ Investigate options through a feasibility study to provide a river and estuary outdoor interpretive center along the north side of the river.

F. Create estuary overlook platforms along the San Diego River Park pathway that could include interpretive signs on the hydrology and habitat of the Southern Wildlife Preserve.

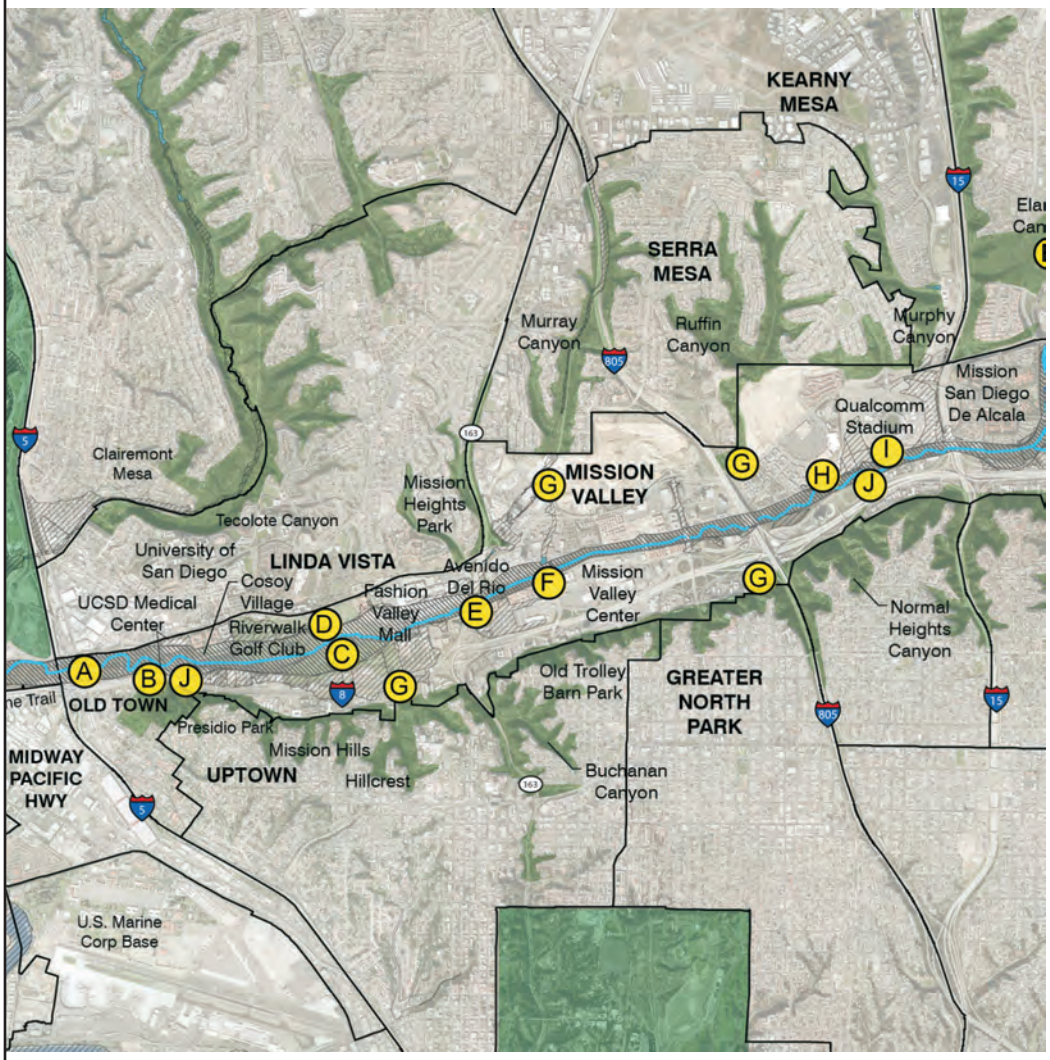
G. As the Valley View Casino (formerly known as the San Diego Sports Arena) redevelops, explore the potential to create a park with a recreational connection to the river and neighborhood.

H. Provide interpretive signage along the river pathway about the rich history of the estuary including the development of Old Town, the construction of Derby Dike and the creation of Mission Bay Park.

I. Coordinate with Caltrans to establish a 'Green Gateway' at the intersection of Interstate 5 and the river valley by revegetating the interstate rights-of-way with native vegetation.

J. Create a pedestrian/bicycle connection between the San Diego River Park and San Diego Bay.

Figure 3-4
Estuary Reach
San Diego River Park EIR



RECOMMENDATIONS

A. Support the goals of the Mission Valley Preserve and provide additional interpretive signs on the role of the San Diego River in the Preserve.

B. Provide a connection between the San Diego River Pathway and Presidio Park with a kiosk, and a connection between Sefton Field and the YMCA through interpretive signs and a kiosk located at Presidio Park and along the River Pathway.

C. Explore options at the Riverwalk Golf Course to extend the river pathway along the trolley corridor as a short term measure until the Riverwalk Golf Course is redeveloped into a multi-use development. When the redevelopment occurs, provide the river pathway along the River Corridor.

D. Pursue opportunities to address the hydrology of the river, to provide public parks and to orientate the new development toward the river in Specific Plan areas, if amended.

E. Coordinate with Caltrans to establish 'green gateways' at the intersection of State Highway 163 and Interstate 805 and the river valley by revegetating the freeway rights-of-ways with native vegetation.

F. Construct bike and pedestrian crossings for the existing river pathway at FSDRIP at public street intersections, including Mission Center Road, Camino del Este and Qualcomm Way.

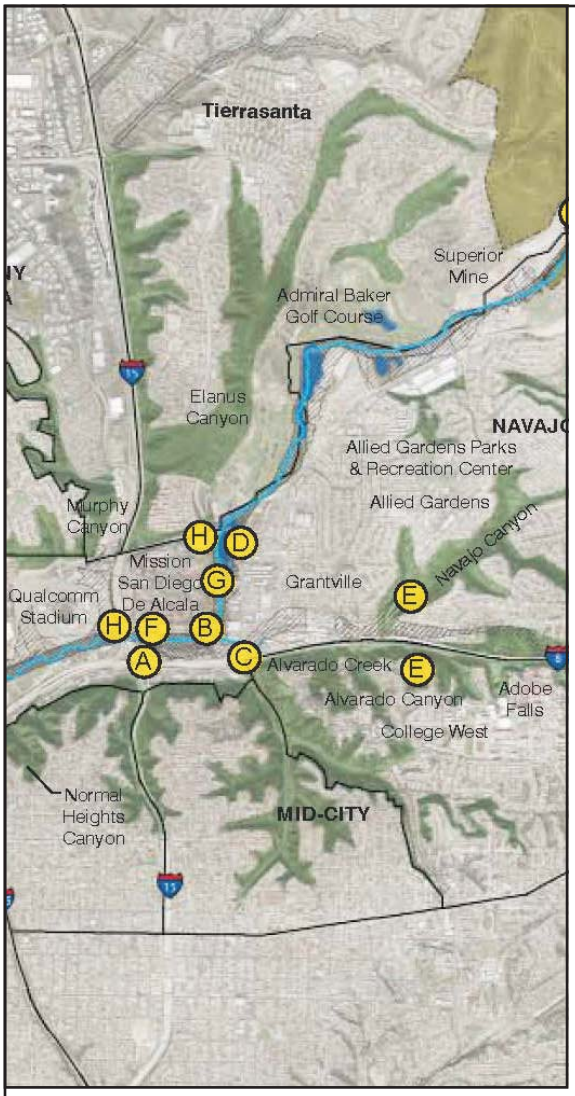
G. Create trail connections to the southern canyons of the Lower Valley, including Buchanan and Normal Heights Canyon, and to the northern canyons, including Murray, Murphy and Ruffin Canyons.

H. Create the river pathway connection from Fenton Parkway (on the south side of Mission Valley Library) to I-15 and pursue opportunities to provide a pedestrian/bicycle connection, over the river, from Qualcomm Way to Mission City Parkway.

I. Consider public recreation, the San Diego River pathway and a naturalized open space along the river when planning any future use of the city's property at the Qualcomm Stadium site.

J. Provide interpretive signage along the river pathway about the rich history of the Lower Valley including: the prehistoric Village of Kosa'aay (Cosoy) and Nipaguay; the first Spanish Mission in California; and the farming industry of the 1880's; the sand and gravel companies; the construction of the highway system; and the development of Qualcomm Stadium (formerly known as Jack Murphy Stadium).

Figure 3-5
Lower Valley Reach
San Diego River Park EIR



RECOMMENDATIONS

A. Pursue a class I path along Rancho Mission Road and Ward Road and coordinate with the California Department of Fish and Game for a river pathway connection on ~~their land along~~ the south side of the river, just east of Interstate 15. If a pathway connection cannot be provided, alternative connections will be considered. Ensure that trails are designed with safety in mind and to encourage stewardship and litter prevention.

B. From the north side of the river, at Rancho Mission Road, provide for a river pathway connection to San Diego Mission Road.

C. Improve water flow under the bridge at Mission Gorge/Fairmount Avenue for the Alvarado Creek to connect to the San Diego River. Provide a pedestrian connection under or over the bridge for access to the river pathway from Alvarado Creek.

D. Through redevelopment of Grantville, identify land for public parks and open space through land acquisition or open space easements and identify an alignment for the San Diego River pathway.

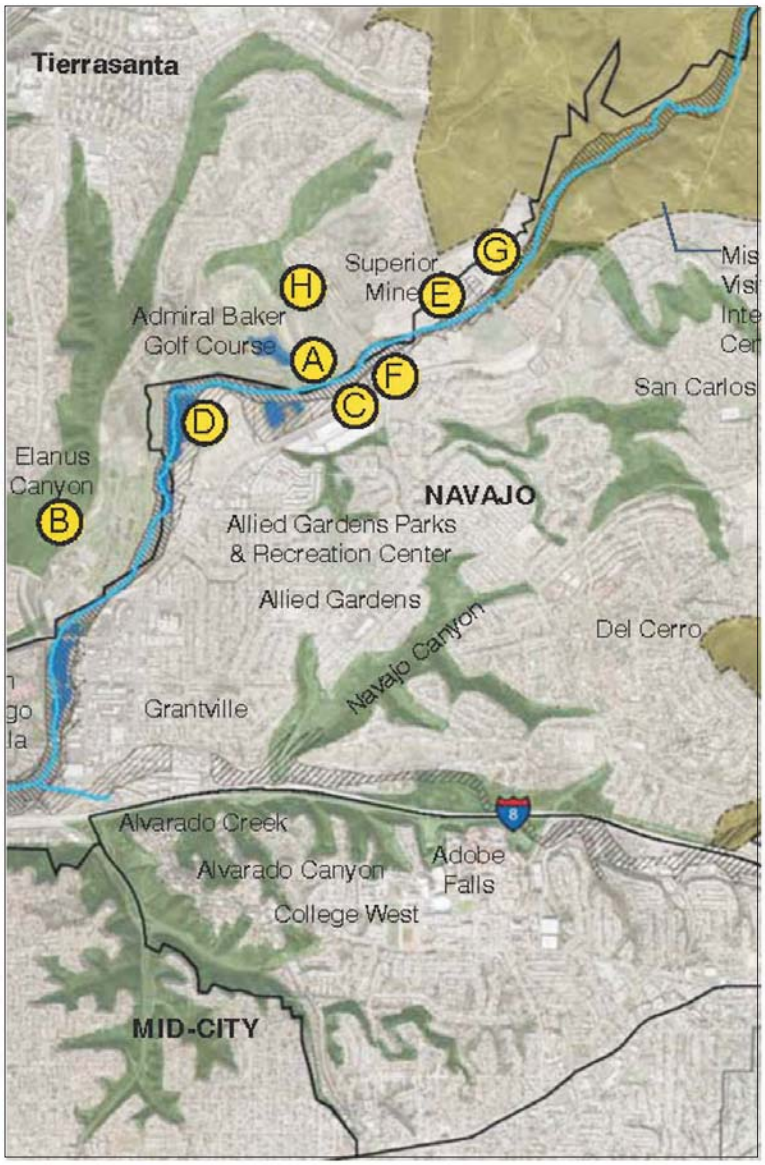
E. Improve open space and trail connections with Alvarado Canyon and Navajo Canyon.

F. Create a connection between the San Diego River Park pathway and the Mission San Diego de Alcalá.

G. Study alternatives to improve the hydrology of the river where the river corridor is narrow and constrained by deep ponds that were created by past sand and gravel mining operations. Separating the river channel from the ponds is recommended where possible and feasible. In addition, it is recommended to remove barriers between pond sections to create a larger, deeper pond.

H. Provide interpretive signage along the river pathway about the history of the Confluence Reach including; Mission San Diego de Alcalá and its role in building the first water conveyance system (San Diego Mission Flume), the Kumeyaay village of Nipaguay at the historic mission site, the formation of the large Mexican land grants and the history of the sand and gravel mines.

Figure 3-6
Confluence Reach
San Diego River Park EIR



RECOMMENDATIONS

A. Coordinate with Navy Planners to explore opportunities to modify the Admiral Baker Golf Course without impacts to the current recreational elements to create a space for the San Diego River Pathway, and to improve the relationship of the golf course with the river, such as controlling surface runoff from entering the river.

B. Improve open space and trail connections to Elanus Canyon north of Admiral Baker Golf Course.

C. Create public parks along the river pathway within the Grantville Redevelopment Subarea B and explore opportunities for water recreation.

D. Separate the river channel from the old mining ponds as land is redeveloped to improve the hydrology of the river, <u>based on specific engineering studies.</u>

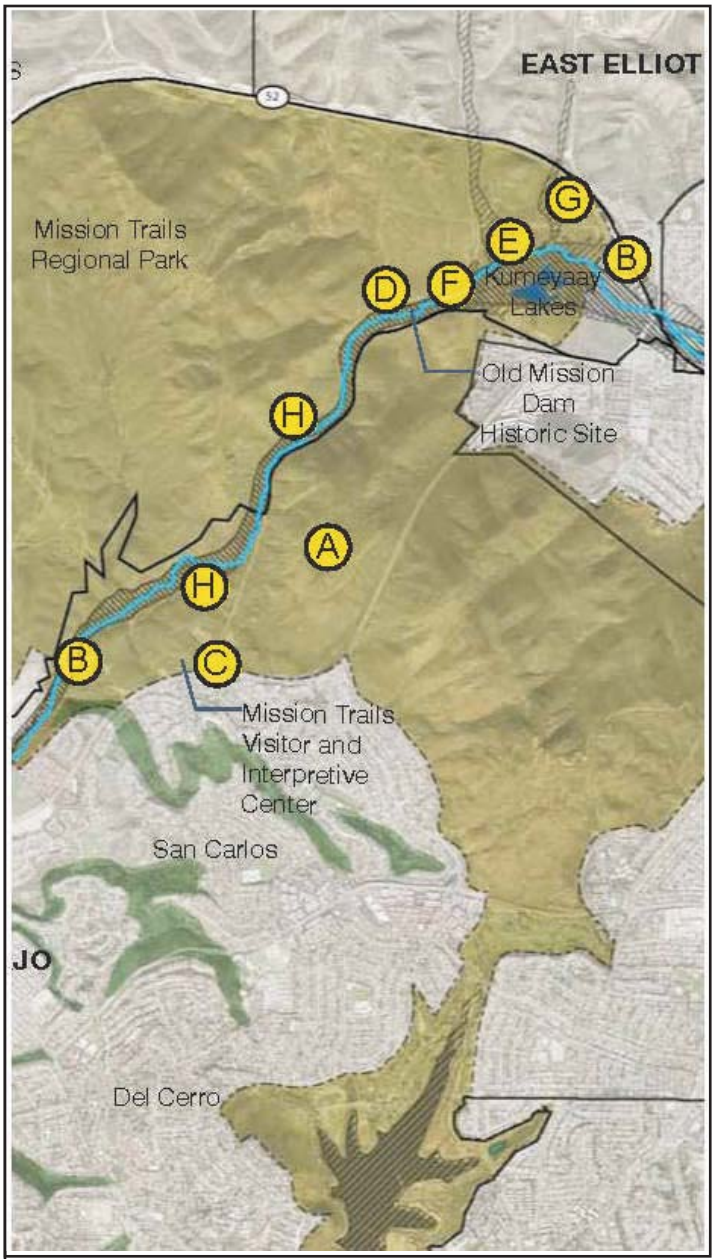
E. Coordinate with Superior Mine redevelopment project to improve the hydrology of the river, establish a naturalized open space and habitat areas adequate to achieve wildlife habitat objectives and provide for the multi-use river pathway. The redevelopment should also look for areas along the river to interpret the river valley's history, including the mining operations.

F. When Grantville Subarea B redevelops, create a multi-use river pathway connecting to Mission Trails Regional Park.

G. Provide interpretive signage along the river pathway about the history of the Upper Valley Reach, including the Mission Dam and Flume that brought water to Mission Valley, the historic cattle ranches and the history of the sand and gravel mines.

H. Create trail connections from the multi-use river pathway to the Tierrasanta community. Provide a kiosk at each trail and at least one overlook at the higher elevation to mark the entrance to the San Diego River Park.

Figure 3-7
Upper Valley Reach
San Diego River Park EIR



RECOMMENDATIONS

A. Support the recommendations of the Mission Trails Regional Park Master Plan. Coordinate with the Mission Trails Regional Park to establish a continuous trail system through the park that would connect the west and east ends of the San Diego River Park pathway. While most trails are not paved in the Mission Trails Regional Park, the trail should provide for pedestrians and bicycle users.

B. Provide a kiosk at the west and east entrances to the Mission Trails Regional Park along the San Diego River Park pathway.

C. Support existing and proposed interpretation of the river and history of the park at the Mission Trails Visitor Center.

D. Support the continual maintenance of the Old Mission Dam by dredging, and provide interpretive signage on why and how this type of maintenance is provided, including the development of the first water conveyance system (San Diego Mission Flume).

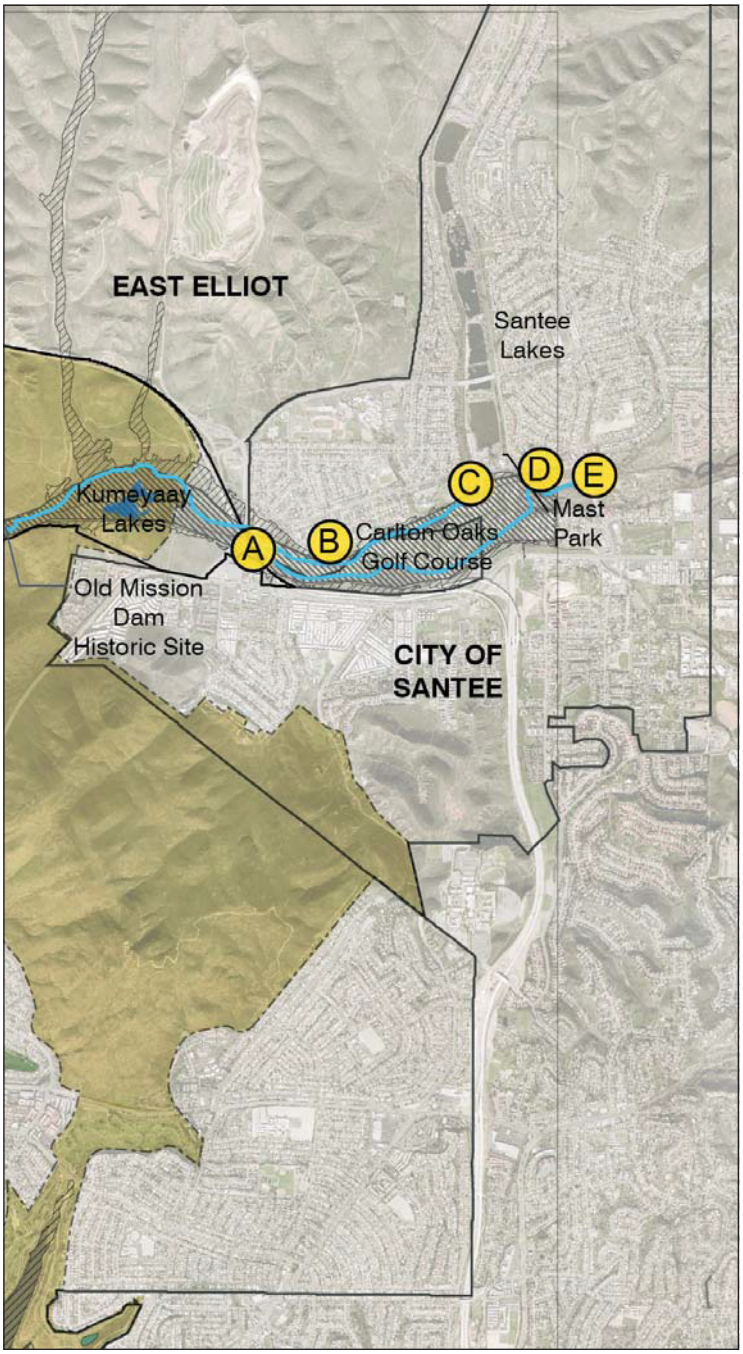
E. Study trail connections from Kumeyaay Lake campground to the future river pathway below State Highway 52.

F. Support the implementation of the Kumeyaay Lake Dredging and Berm Restoration to improve the hydrology of the river.

G. Study trail connections and alignments from the Equestrian Staging Area to the future river pathway below State Highway 52.

H. Provide interpretive signage along the river pathway about the history of the Gorge Reach including the Old Mission Dam, the historic cattle ranches and the creation of Mission Trails Regional Park.

Figure 3-8
Gorge Reach
San Diego River Park EIR



RECOMMENDATIONS

A. Coordinate with Caltrans to identify potential alignment and methods to create the San Diego River Pathway under State Highway 52 and West Hills Parkway to the Carlton Oaks Golf Course.

B. ~~Build the San Diego River Park pathway on the existing berm on the north side of the river through Carlton Oaks Golf Course and provide a path connection to West Hills Parkway.~~ Through a feasibility study and an associated environmental document, determine the best location for the San Diego River Park Pathway connecting Mission Trails Regional Park to the City of Santee, along with connections to West Hills Parkway. Include in the study where a soft surface trail could be provided, separate from the paved pathway, to accomodate a variety of users.

C. Initiate a dialogue with Carlton Oaks Golf Course to explore the potential to evolve the golf course edge into a naturalized landscape buffer with native plant species and a vegetation management plan that removes exotic plants. The buffer should be designed to provide habitat, as well as an infiltration device to treat the golf course surface runoff before it goes into the river.

D. Look at opportunities to restore the natural open space adjacent to the river if the golf course were to change in the future and the site is redeveloped into a new use.

E. Provide a kiosk at the boundary of the City of San Diego and the City of Santee that identifies the eastern end of the San Diego River Park.

Figure 3-9
Plateau Reach
San Diego River Park EIR

4.3.3.2 Placement of Structures

- ADA standards and guidelines
- CCR Title 24 Regulations for Accessibility

4.3.3.3 Lighting of Structures

- Lights on structures that are located adjacent or in the MHPA would meet the requirements of the MSCP Land Use Adjacency Guidelines

4.3.4.1 River Pathway Lighting

- City of San Diego Park and Recreation Consultant's Guide to Park Design
- MSCP Subarea Plan, "Land Use Adjacency Guidelines"
- Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations).

4.3.4.3 Signs

- Consistent with City of San Diego standard design as used in regional parks and open space areas

4.3.4.9 Brush Management

- Chapter 14, Article 2, Division 4 of the LDC (Brush Management)
- ESL regulations, Sections 143.0110 and 142.0412(i) (Brush Management)

4.4 River Influence Area

4.4.2 Site Planning for the River Influence Area

- Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas)
- ESL Regulations in Chapter 14, Article 3, Division 1 of the LDC
- Multiple Species Conservation Program (MSCP) Subarea Plan "Land Use Considerations for Flood Control" where the floodway is mapped MHPA

4.4.2.2 Building Heights and Setbacks

- Offsetting Planes and Façade Variation Requirements of the LDC
- For buildings within the Mission Trails Design District Regulations, Chapter 13, Article 2, Division 12 of the LDC

4.4.2.4 Off-Street Surface Parking

- City of San Diego Storm Water Standards Manual

4.4.2.6 Site and Parking Lot Lighting

- Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations)

4.4.2.10 Streets that Abut and Parallel the River Corridor Area

- LDC's "Street Design Manual"

4.4.3.5 Building Lighting

- Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations)

4.4.3.6 Building Signs

- Chapter 12, Article 9, Division 8 of the LDC (Sign Permit Procedures)
- Chapter 14, Article 2, Division 12 of the LDC (Sign Regulations)

4.4.4 Landscape Architecture for the River Influence Area

- Chapter 14, Article 2, Division 4 of the LDC (Landscape Regulations)

All other language in the Master Plan Guidelines are mandates of the Master Plan. All subsequent projects implemented in accordance with the Master Plan Guidelines will be required to implement the mandated language of the Master Plan.

The Design Guidelines cover site planning and architecture. Within the RCA, the Design Guidelines provide the following:

River Corridor Area Purpose and Definition

The purpose of the RCA is to restore the health of the San Diego River by cleaning the River and its hydrologic function through increasing its length and recharge area, separating it from ponds and creating opportunities for braiding and meandering. It would also enhance wildlife habitat by providing a continuous movement corridor that varies in width and provides diversity of habitat and native vegetation. The River habitat area should be expanded where possible on a project-by-project basis. The River Corridor Area would also serve as a natural open space and a recreation system for the surrounding communities by providing a river pathway, a trail network, and other park amenities. Its purpose is also to establish the valley as a common gathering place for all San Diego citizens, unify fragmented land of the river valley, emphasize a continuum of experience from the ocean to the mountains, and reveal the history of the river valley and its significance to the San Diego Region.

The RCA is defined as the 100-year floodway and the 35-foot Path Corridor. Chapter 14, Article 3, Division 1 of the LDC contains updated regulations for Special Flood Hazard Areas. The River is considered a Special Flood Hazard Area. The Special Flood Hazard Area for the River is shown on the Flood Insurance Rate Map (FIRM) published by FEMA. The regulations cover development and permit review for areas in all floodways and in the floodplain fringe.

The Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC) regulate the development of, and impacts on, drainage facilities, to limit water quality impacts from development, to minimize hazards due to flooding while minimizing the need for construction of flood control facilities, and to minimize impacts on environmentally sensitive lands.

100-year Floodway

The 100-year floodway is defined by the FEMA mapped area for the 100-year floodway and this area would vary in width depending on the location along the River. This area provides for: a filtration zone adjacent to the River; an opportunity for the River to meander; places for wildlife habitat and, where possible, pedestrian trails. Recreation uses within the floodway would comply with the Land Development Code and requires approval from local, state and federal resource agencies.

A. Development in the floodway would be in accordance with Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas), the ESL Regulations in

Chapter 14, Article 3, Division 1 of the LDC, and the Multiple Species Conservation Program (MSCP) Subarea Plan "Land Use Considerations for Flood Control" where the floodway is mapped MHPA.

B. The River bottom and sides would be natural or designed with natural materials and sized to accommodate a 100-year flood as well as provide for groundwater recharge capability.

C. The use of gabions and native stone on River sides to dissipate flows would include design features to provide for or preserve wildlife habitats and wildlife movement corridors.

Path Corridor

The Path Corridor is 35 feet beyond the 100-year floodway on each side of the River. This area provides for: a wildlife habitat zone, native vegetation, a multi-use River Pathway, picnic areas, scenic/interpretive overlooks, fitness stations, seating and educational exhibit areas. The only type of motorized vehicles would be those used by disabled people per the American with Disabilities Act, and public safety and maintenance vehicles. In locations that do not contain sensitive habitat additional recreational amenities such as children's play areas, multi-purpose courts or multi-purpose turf areas can be considered. All areas that are mapped MHPA or within a wetland buffer or adjacent to these areas have restricted uses as defined in the MSCP and the ESL Regulations.

A. Manufactured slopes within the Path Corridor would preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat. Avoid long, continuous manufactured slopes with hard edges and provide smooth transitions. All slopes are to be appropriately stabilized and re-vegetated with native plants.

B. Energy dissipation devices, such as rock rip-rap or gabions, would be native stone or similar to the natural soil color and provide for or preserve wildlife habitats and wildlife movement corridors.

C. All drain pipes in this area would not be visible from the River Pathway.

D. Headwalls would be as small as possible and match existing soil color.

~~E. If the Path Corridor area is to serve as a population-based park for residential development, then the area would meet Guidelines of the Park and Recreation Element of the City's General Plan (Table RE-2-3).~~

Storm Water Drainage and Water Quality Design

Development within the RCA would comply with Chapter 14, Article 2, Division 2 of the LDC (Storm Water Runoff and Drainage Regulations) and would implement the requirements of the City's Storm Water Standards Manual and the San Diego River Watershed Management Plan. In addition, all projects would include innovative approaches to storm water drainage and water quality management that incorporates the design principles of sustainable development. These design principles include the following best management practices:

A. "Source control" to reduce the initial contribution of pollutants into a water way, such as implementing educational programs on source control, maintenance practices on source control, and/or integrated pest control management.

B. "Site design" to reduce runoff and pollutants through the use of permeable surfaces, low water use landscaping, and open spaces which facilitate the reduction of runoff, pollutants and litter.

C. "Treatment control" to maximize pollutant removal from runoff flows in creative systems which provide multiple functions, such as incorporating landscaping filters (bioswales and detention basins) to reduce flow velocities, to filtering runoff to control erosive processes.

San Diego River Pathway

The San Diego River Pathway, a multi-use pathway for bicycle and pedestrian use, would be located within the 35-foot Path Corridor and is considered the primary pathway for the entire 17.5-mile River Park from the Pacific Ocean to the City of Santee. Where possible, the River Pathway would occur on both sides of the River. In cases where site conditions, or topography, do not allow for the River Pathway, a narrower pedestrian trail would be provided. The River Pathway would provide design treatments of all intersections with pedestrian sidewalks and vehicular travel paths (e.g., bike lanes, bike paths, streets) that appropriately address safety and access of all users, using current City of San Diego and Caltrans standards (i.e., Street Design Manual, Council Policy 200-07, and Caltrans Chapter 1000 Bikeway Planning and Design). If any part of the RCA is mapped MHPA, or determined to be a wetland buffer area, the River Pathway would be moved just outside of these areas. In these situations, the outer edge of the River Pathway would be the new boundary for the River Corridor. The River Pathway would connect to the existing Mission Trails Regional Park (MTRP) trail system on the west and east boundaries of the park. All trails within MTRP would be subject to the MTRP Park Master Plan requirements.

A. The River Pathway would be a minimum 14-foot wide and would consist of a minimum 10-foot wide concrete surface (porous concrete material preferred where possible), with a minimum 2-foot wide shoulder area of decomposed granite, Class II recycled base or similar soft material, to be similar in color to the River Pathway, along each side of the 10-foot wide River Pathway. A 12-foot vertical clearance would be provided over the 14-foot wide River Pathway.

B. The concrete material would be a color that blends with the surrounding native soil with a texture appropriate for bicycle and pedestrian uses.

C. The River Pathway would meander, where possible, within the 35-foot Path Corridor, and a 10-foot-wide minimum landscape area between the edge of the 100-year floodway and the edge of the River Pathway would be provided.

D. Creative elements such as leaf or animal imprints appropriate to each reach may be included in the River Pathway paving material.

E. The River Pathway would be designed to meet ADA standards and guidelines and California Title 24 regulations for accessibility, which allows for flexibility in how trails are designed and used~~unless impracticable because of existing site conditions and terrain that would prevent the incorporation of accessibility features~~.

Trails

Trails proposed within the RCA provide a secondary path system for pedestrians to experience the River Valley native landscape and habitat. In some areas, trails would provide a connection where physical constraints do not permit the River Pathway to occur. Typically, trails would be confined to existing trail locations to provide the least amount of impact to the wildlife habitat.

A. Trails would be a maximum of 8 feet wide and have a minimum vertical clearance of 8 feet. Trails within the MHPA or a wetland buffer would ~~be a maximum of 4 feet wide and~~ meet the requirements of the MSCP Subarea Plan, "Land Use Considerations."

B. Trails would be a continuous loop, connecting to the River Pathway. Dead-end trails would be avoided where possible for safety reasons.

C. Trails would be soft-surface materials, such as decomposed granite (color to blend with the surrounding native soil) or suitable native soil with a maximum cross slope of 2 percent with appropriate sediment and erosion control devices.

D. Trails would have an alignment that responds to natural conditions with minimal grading and disturbance to existing vegetation.

E. Trails would meander, where possible.

Connecting Pathways

The River Pathway and trail system would connect to existing regional trails and public sidewalks on adjacent properties and/or parks. Connecting pathways and trails to the River Pathway would meet the design guidelines noted above for "San Diego River Pathway" and "Trails," and as further described in the sections below.

Bridges

All new or redeveloped bridges would be specifically designed to acknowledge and announce the crossing of the San Diego River. Signs would be included to highlight the pedestrian crossing, as well as the San Diego River Park.

A. Pedestrian/bicycle-only bridges would be at locations of steep grade crossings, streambeds and in other areas where protection of the water quality and wildlife habitat is needed. The width of bridges would be determined by anticipated use, but would provide a minimum 10-foot-wide area for pedestrians and bicyclists.

B. Pedestrian/bicycle-only bridges would be designed to blend into the natural landscape character of the RCA through the use of natural materials or material that reflects the natural colors of the River Valley. Bridges that cross significant habitat, or historic view sheds, would include a platform to allow for pedestrian viewing without obstructing mobility.

C. Vehicular/pedestrian/bicyclist bridges would include a sidewalk for pedestrians and where possible a Class 1 bike route in each direction or, at a minimum, on one side of the bridge.

D. Bridges crossing the RCA would be designed, where possible, to accommodate the River Pathway passing beneath the bridge during typically low water conditions (minimum of 12 feet vertical clearance) with a ramping connection to at-grade crossings to accommodate high water conditions.

E. Bridge spans would provide adequate space for both the River and dry land area to accommodate wildlife movement, where possible.

Boardwalks

Boardwalks provide a stable and creative approach to accessing River shorelines and wetland features for park users of all abilities. Boardwalks would be constructed in several different ways depending upon the site conditions. The boardwalk structure is typically supported on piers which can be used in wet or even submerged areas and could be installed in lieu of surface paths within sensitive habitat areas; however, no boardwalk elements could be installed in areas which would impede or obstruct the 100-year floodway.

Picnic Areas and Overlooks

Picnic areas and overlooks would be provided along the River Pathway within the 35-foot Path Corridor, at locations where habitat or historic views are available, where connections to adjacent communities are accessible, and at a minimum would be provided at intervals of 0.5 mile. These places would function as destinations, rest areas, and places of education and orientation, and interpretive information would be integrated into overlooks and picnic areas.

River Corridor Area Architecture

Permanent structures are not allowed in the 100-year Floodway. However, the following permanent structures, designed to provide safety through visual access to the spaces and reduce vandalism and graffiti, would be allowed within the 35-foot Path Corridor:

A. Shade structures

B. Picnic shelters

C. Interpretive and/or scenic overlooks

General Architecture Material for Structures

The San Diego River Park Master Plan identifies six reaches within the River Valley based on topographic characteristics and River condition. The six reaches comprise four distinct architectural zones, as follows:

- Architectural Zone 1: Estuary
- Architectural Zone 2: Lower Valley
- Architectural Zone 3: Confluence and Upper Valley
- Architectural Zone 4: Gorge and Plateau

General architectural material for structures would reflect local context and be consistent within each reach. Low maintenance, recyclability, hazardous materials content, and carbon footprints would be considered in material choices. All architecture within Mission Bay Park or Mission Trails Regional Park would be required to meet the design standards contained in the park master plans for each of the parks, respectively.

Architectural Zone 1: Estuary (Pacific Ocean to Interstate 5)

Influenced by the sea and sailing, shade structures, picnic and overlook shelters would be composed of:

- Columns – Metal tensile technology (preferably stainless steel)
- Shade Structures or Roofs - Fabric panels stretched for shade canopies and roofing

Other materials such as glass, sand, shells, and native grasses would be integrated as complementary materials. Walls that are part of shade structures, picnic and overlook shelters would be constructed from precast concrete or cast-in-place concrete walls with integral color that reflects the sand found in the Estuary.

Architectural Zone 2: Lower Valley (Interstate 5 through Mission Valley to Interstate 15)

Influenced by the adobe walls and post and beam structure and expressive of traditional regional architecture, shade structures, shelters and pergolas for picnic areas, and interpretive and scenic overlooks would be composed of:

- Columns – Wood, steel, concrete and/or adobe
- Shade Structures or Pergolas – Metal and/or wood lattice
- Walls – Cast in place concrete, cement stucco finish over concrete masonry units
- Roofs – Metal or terra cotta tile on flat or sloped roofs

Other materials, such as terra cotta tile and cobblestones would be integrated as complementary materials. Walls that are part of shade structures, picnic and overlook shelters would be clad in hard coat cement stucco over precast concrete, cast-in-place concrete or concrete block. The stucco would be colored in warm 'whites' or adobe colors that are similar to the regional architecture.

Architecture Zone 3: Confluence and Upper Valley (Interstate 15 to Mission Trails Regional Park)

Influenced by the cobblestone walls and dams found in the Mission Trails Regional Park, shade structures, shelters and pergolas for picnic areas, and interpretive and scenic overlooks would be composed of:

- Columns – Native stone and/or wood
- Shade Structures or Pergolas – Metal or wood lattice
- Walls – Native stone or stone veneer (over precast concrete, cast-in-place concrete, or concrete block colored to match natural colors of the River environment)

Other materials, such as metal and concrete imprinted with upland plants and animals would be integrated as complementary materials.

Architecture Zone 4: Gorge and Plateau (East of Mission Trails Regional Park to City of Santee)

Influenced by the expansive views, rolling hills and grasslands east of Mission Trails Regional Park, structures would be generally low and horizontal, reflecting the character of ranch architecture. Shade structures, shelters, and pergolas for picnic areas, and interpretive and scenic overlooks would be composed of:

- Columns – Naturally finished metal and/or wood
- Shade Structures or Pergolas – Galvanized and/or corrugated metal on wood beams and/or wood lattice
- Roofs – Metal or wood flat roofs over wood structure
- Walls – Adobe, stone or concrete block for walls (concrete block walls would have the color and texture of adobe or faced with stone).

Other materials such as cobblestones and concrete imprinted with native grasses would be integrated as complementary materials. Note: All structures in Mission Trails Regional Park would meet Mission Trails Regional Park Master Plan Design Guidelines.

Placement of Structures

Site structures would be placed at intervals throughout the RCA and at locations that offer views, shade, or historic interpretation. Structures would be located to avoid over-use and crowding in constrained or densely-populated areas, and would also be placed near points of access to the River, such as connections to offsite paths, public sidewalks, and parking areas, in order to more easily serve larger groups of people, as well as people with disabilities.

A. Place structures so as not to interrupt the flow of users of the River Pathway.

B. Locate structures at views of the River and valley walls, and take advantage of interesting topographic, historic or scenic conditions.

C. Some structures would be located near public access points, paths and parking areas.

D. Locate structures for visibility from public streets or the River Pathway.

E. Structures would be accessible to persons with disabilities in accordance with Americans with Disabilities Act (ADA) Guidelines and California Title 24 regulations.

Lighting of Structures

Lighting would be integrated into the architecture of the structure and use of decorative lights would be discouraged. A balance would be achieved between lighting to provide security and the absence of lighting necessary for a functional wildlife habitat. Structures would be evenly under-lit rather than over-lit.

A. Utilize shielded lights.

B. Solar powered lighting would be used as a sustainable alternative.

C. Lighting would be vandal-proof and easy to maintain.

D. Lights on structures that are located adjacent or in the MHPA would meet the requirements of the MSCP Land Use Adjacency Guidelines.

E. Lighting would provide true color rendering and be energy efficient.

River Pathway Lighting

Lighting of the River Pathway would be necessary in some areas for safety and security. Any lighting located within the RCA would be required to meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and would be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, "Land Use Adjacency Guidelines" and pursuant to Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations).

The overall conceptual approach to illuminating the RCA would be to balance safety and security with nighttime visibility and function through light color selection and reduction of glare. Light pollution ("sky-glow") and light trespass (spillage) would be minimized, particularly into adjacent habitat and residential areas. Where lighting is appropriate, it would be treated consistently throughout the RCA in terms of light source, fixture type, and fixture finish and color.

Color of the Light Source

Light color would provide true color rendering and be energy efficient.

Standards and Fixtures

A fixture palette that allows lighting to respond to adjacent conditions (urban and naturalized) would be selected for each application and would create an unobtrusive appearance that allows the focus to remain on the River, rather than the fixture. Fixtures could be placed on standards designed for each River reach but would coordinate with each other.

Recommended lighting elements are:

A. Metal or concrete round poles of natural sand or warm grey/brown color

B. Triangular style fixtures with natural sand or grey/brown color finish

C. Light poles would not exceed 12 feet in height

D. Lights would be directional and have shields to avoid spilling into the native habitat

E. Solar powered lighting would be used as a sustainable alternative

Bollard-type light fixtures can present significant problems of glare, lack cut-off ability, are more susceptible to vandalism, and are strongly discouraged.

Site Furnishings

All site furnishings would be required to meet accessibility guidelines and regulations. Site furniture would be durable, comfortable, and attractive; securely anchored in place and would have the River Park logo placed appropriately on the furnishing. Site furniture would be provided along the River Pathway at picnic areas, overlooks and other locations that complement the River Pathway. Lots that do not have picnic areas or overlooks would be required to provide a minimum of one type of site furniture for every 200 linear feet of the River Pathway. Site furniture selected could be placed individually or in groups to compliment the River Pathway. Maintenance of the site furnishings, including trash and recycling receptacles, would be the responsibility of the property owner or a special assessment district.

Benches

A. Location: At overlooks, areas of shade, under shade structures, etc.

B. Design: Would be simple in form, but designed to discourage extended periods of use or lodging. Offset benches a minimum of 2 feet from the edge of the River Pathway, including its shoulders. The offset area may vary in surface materials, but would coordinate with the materials used around it. Where appropriate, low walls of concrete or stone could be provided at seat height and width in lieu of, or in addition to, benches.

~~C. Materials: Concrete or stone that have a natural earth brown or tan color of the River Valley.~~

Picnic Tables

A. Location: Along the River Pathway and place perpendicular to the River Pathway to reduce vandalism.

B. Design: Offset a minimum of 4 feet from the edge of the River Pathway, including its shoulders. The offset area may vary in surface materials, but would coordinate with the materials used around it.

~~C. Materials: Picnic tables would be concrete and have a natural earth brown or tan color.~~

Drinking Fountains

A. Location: Place in close proximity to picnic areas or at an entrance to the River Pathway from an adjacent public street.

B. Design: Would be simple in form.

~~C. Materials: Drinking fountains would be concrete and have a natural earth brown or tan color.~~

Trash and Recycling Receptacles

A. Location: In close proximity to picnic areas, overlooks, seating areas, path intersections, and access points to the River, and would be accessible to maintenance vehicles.

B. Design: Receptacles would contain hood covers to prevent rummaging by animals. Trash and recycling receptacles would be located side-by-side.

~~C. Materials: Receptacles would be concrete and have a natural earth brown or tan color.~~

Bicycle Racks

A. Location: In close proximity to picnic areas, shade structures, overlooks and pedestrian intersections.

B. Design: Simple in design.

C. Materials: Galvanized metal.

Signs

Three categories of signs have been identified for the RCA: information kiosks, interpretive signs and identification/directional. Information kiosks provide location maps and the rules and regulations. Interpretive signs provide educational information about history and the environment. Directional signs provide a location, direction, and distances.

All signs would be designed to withstand vandalism and damage from graffiti, knife gouging, scratching and acid etching.

Information Kiosks

A. Location: At all river pathway entrances from a public street right-of-way.

B. Design: Consistent with City of San Diego standard design as used in regional parks and open space areas.

C. Materials: ~~Treated~~ Wood.

D. Information:

- River Park map indicating precise location of kiosk within the park
- Detailed local area map, depicting precise location of kiosk, location of parking areas, shade shelters, drinking fountains, interpretive and scenic overlook areas, and all other kiosk locations in either direction, with associated distances shown in miles
- Emergency contact numbers
- River Park logo

- Historical water resources use
- Any other pertinent information, such as seasonal fire warnings, community events that focus on the River, etc.

Interpretive Signs

A. Location: Along the River Pathway at strategic locations to educate users on significant River Park features.

B. Design: Durable and artistically unique to convey the information. Sign frames would be simple in design to not distract from the significant features being interpreted. Include river park logo.

C. Materials: Would include galvanized metal posts with durable panels that will not sun-fade.

D. Information:

- Geography and Geology
- Cultural and Historical Resources
- Ecology
- Restoration
- Native Plant and Wildlife
- Historic Water Resources

Identification/Directional Signs

A. Location: At all points of access and decision, including intersections, street crossings, canyon and tributary creeks that intersect the river and open space areas that are connected to the River Corridor.

B. Design: Use readable font, graphics, symbols on the sign face. Use consistent mounting height.

C. Materials: Would include galvanized metal posts with durable panels that will not sun-fade.

D. Information:

- River Park logo
- Name of canyon or open space (Directional Signs)

San Diego River Park Logo

The San Diego River Park logo is consistent with the river graphic established by the San Diego River Park Foundation and would be used with the permission of the San Diego River Park Foundation. The logo would not be modified in form, but may be modified in material and size and would not be used for commercial purposes without written permission from the San Diego River Park Foundation.

All signs in the RCA would contain the river park logo. Large signs, such as information kiosks and interpretive signs would provide the full spelling of "San Diego River Park." Smaller signs, such as directional signs, would use the logo and the abbreviated spelling of the River Park as "SDRP." Within Mission Trails Regional Park, the size and placement of the River Park logo on signs would be as approved by the Mission Trails Regional Park staff.

All site furniture in the RCA, except those in Mission Trails Regional Park, would contain the River Park logo, which would be stamped into concrete benches, picnic tables, drinking fountains, and trash and recycling receptacles.

Vandalism Prevention

All structures, furnishings, signs, lighting, fencing, etc. within the RCA would be designed or selected to be resistant to vandalism and easy to repair, refinish, or replace if vandalism or malicious mischief occurs. All building walls, site walls, concrete site furnishings, and light standards would be treated with a 'non-sacrificial' (products that do not wash off when maintained) anti-graffiti material. Vines and shrubs would also be planted to cover walls and other areas that might be vandalized.

Various design measures can be employed to discourage vandalism, including the following:

- Roughen pavement surfaces in front of benches, low walls, steps and railings.
- Use pavement cut-outs instead of low planter walls for trees or provide walls with varying height differentials.
- Provide a rough shape to the edges of bench tops, low walls and planter walls for trees.
- Design benches and seating walls with height differentials, arm rests, or seat dividers on the top surface.
- Install circular picnic tables and curved benches instead of rectangular or straight tables or benches.

Fences

Fencing in the River Corridor between the river pathway should only be provided to protect sensitive habitat and historic resources, while allowing for wildlife movement. To provide a consistent park identity and to blend with the natural environment fencing should:

- A minimum of five feet from the River Pathway or trails and follow the natural grade.
- A maximum of 42 inches in height.
- Fence rails to be horizontal.
- Fence to be a minimum of 75% open.
- Materials such as wood peeler log fencing or steel/steel cables.

Fencing in the River Corridor between the River Pathway and the River Influence Area should meet the Design Guidelines of Section 4.4.4.2.

~~Use fences in locations to protect sensitive habitat and historic resources. When fences are required, they would be placed on the 100-year Floodway boundary or a minimum 5 feet from the River Pathway or trail where feasible. Fences would be placed in a manner that preserves views, but discourages passage.~~

~~Natural peeler log fencing for all fences within the RCA would be used to allow for wildlife movement, would follow grades along the River Pathway, and would be a maximum of 4 feet in height~~.

Plant Material

Native trees, shrubs, grasses and perennial plants would be selected according to the specific microclimatic, soil and moisture conditions of each river reach within the RCA. Plant species would be grouped according to plant communities appropriate to the location and all invasive, nonnative species would be removed and replaced with native plant materials.

Plant Placement and Visual Openings to the River

Plants within the RCA would be placed in a manner that preserves and enhances views of the River and the River Pathway, as well as to enhance views from public streets or recreation areas. Plant placement would not compromise the safety and security of the River Pathway users. In order to enhance visibility at pedestrian levels along the River Pathway, plant materials in the RCA would consist primarily of tall canopy trees and low growing shrubs, with limited use of smaller multi-stem tree species on the non-river side of the pathway. Plant material would be selected and located so that visual openings with views to the River are provided along at least 50 percent of the River frontage on each parcel. Trees would have a canopy clearance of 8 feet above finished grade of the River Pathway and all other plant material would not exceed a maximum height of 30 inches above the finished grade of the River Pathway.

Plant Material Adjacent to the River Pathway

Plant material located within 10 feet of either side of the River Pathway would be consistent with the following: Trees would have a canopy clearance of 8 feet above the finished grade of the River Pathway; and all other plant materials would not exceed a maximum mature height of 30 inches above the finished grade of the River Pathway.

Plant Transition and Pattern

Plant species selection, variety and pattern would establish a transition in character from the naturalistic quality of the Floodway through the Path Corridor to the adjacent RIA. Within the 100-year Floodway, canopy trees would be located to provide some shade to the river. Plant patterns would be naturalistic and informal. Within the 35-foot Path Corridor, plants patterns would support views, uses, provide shade and define spaces. Visibility and safety would also be a primary concern. Nonnative turf grasses would not be acceptable in the RCA except where community or neighborhood public parks occur. Public parks may use nonnative turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area.

Public Art Opportunities

Public art has a role in bringing life and identity to the San Diego River Park. The diversity of culture, history, and biology in the San Diego Region and, specifically along the San Diego River, offers the opportunity to engage the public to celebrate and experience the River through artistic expression.

The project would integrate public art into the local cultural and natural systems. Public art would interpret the River and its ecosystems along the length of the River. Public art would be integrated into functional elements within the RCA, such as site furnishings, structures and signage, consistent with the criteria in these design guidelines and would be resistant to vandalism and easy to repair if damaged.

River Pathway and Trail Safety Elements

The River Pathway and pedestrian trail development in the RCA would specifically address issues of safety and crime prevention through the following design considerations:

A. Place removable steel bollards at strategic access points along the River Pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.

B. Locate safety call boxes where appropriate and consider the use of solar powered call boxes in strategic locations. The San Diego Police and Fire-Rescue Departments would be consulted on the locations of these boxes.

C. Locate safety sign posts where appropriate. One possibility would involve the following: Install sign posts every fifth (or some other appropriate fraction) of a mile along the pathway giving the distance from its east or west end. Install signs at all path entrances giving people the mile location of the nearest safety call box for use in an emergency, and telling them that if they cannot reach a call box to call 9-1-1 and give the dispatcher the name of the pathway, which would be on the sign, and the mile on the closest signpost. Whatever emergency communications are provided they will need to be implemented with the Public Safety Geofile Coordinator in the San Diego Fire Rescue Department's Communication Response Planning Division.

D. Install information kiosks at each entrance or street crossing showing users where they are in the River Valley.

E. Directional signs, such as trail markers, would be provided along the River Pathway to direct users, especially in areas where following the trail may be difficult.

F. Lighting would be provided at appropriate areas to provide proper surveillance of River Pathway access points and picnic areas.

G. Other River Pathway and trail safety would be considered early in the planning process of any development through consultation with the San Diego Police Department and/or City Park Rangers for the Mission Valley Preserve or Mission Trails Regional Park

Crime Prevention Through Environmental Design

Crime Prevention through Environmental Design (CPTED) is the practice of designing sites, buildings and public spaces with the goal of reducing crime, alleviating the fear of crime and improving quality of life. CPTED is based upon the concept of defensible space, developed by the architect Oscar Newman. According to this concept, all space is defended by the people who use it. If a space is defended by legitimate users, it is protected against crime; if a space is defended by illegitimate users, it cannot be used for its intended purpose. The premise of CPTED is that crime and misbehavior can be controlled by designing a space to encourage legitimate use, and discourage illegitimate use. Today, CPTED principles are employed by planners, designers and law enforcement officers to prevent crime. Future projects would be required to consider the following guiding principles to incorporate CPTED into a site design:

A. Natural Surveillance – Encourage legitimate activity and provide visual access to spaces, in order to increase the number of people using, watching and caring about the place.

B. Territory Reinforcement – Ensure that the transitions between private and public space are visible, so that people have an appropriate perception of how spaces are meant to be used.

C. Access Control – Clearly communicate where people are allowed and not allowed to be to prevent illegitimate use of space.

D. Maintenance – Ensure that development is designed in a way that reduces maintenance needs after construction. Poorly maintained spaces send a signal that the community is willing to tolerate negative activities in these spaces.

E. Appropriate Use – Utilize design rails and decorative ledges to discourage skateboard use of seating walls. Avoid blank walls that can provide a blank surface for graffiti.

Brush Management

Brush Management within the RCA is regulated by Chapter 14, Article 2, Division 4 of the LDC (Brush Management). This regulation states that brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation except for wetlands. Brush management in wetlands may be requested with a development permit in accordance with ESL regulations, Section 143.0110, and Brush Management Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management would not qualify for an exemption under the ESL regulations, Section 143.0110(c)(7). Wetland buffers are typically treated as a Brush Management Zone 2 and would require specialized permit conditions to maintain the functions and values of the wetland buffer and provide brush management. Specialized permit conditions would be written at the time of a project proposal.

River Influence Area Purpose and Definition

The purpose of the RIA is to create a quality backdrop to the RCA through design that: treats the River as an amenity; orientates development toward the River; encourages active uses adjacent to the RCA and public access to the River Pathway. The River Influence Area is defined as the 200-foot-wide area abutting the River RCA on both sides of the River.

Site Planning for the River Influence Area

Development within the RIA would be oriented to engage the River, taking advantage of the River environment as a park amenity while simultaneously providing informal oversight of the River Park. In addition, development would define the edge and boundary of the River Corridor Area to reinforce and/or establish the corridor identity and image. Structures would be located and shaped in a manner that opens up views to the River from nearby districts, neighborhoods and hillsides. A structure's location and shape on the site would create a spatial transition to the River. The active uses of a structure would be focused toward the River and inactive, service uses would be directed away from the River.

The 100-year floodway is defined by the FEMA mapped area for the 100-year floodway, and this area will vary in width depending on the location along the River. This area provides for a filtration zone adjacent to the River, an opportunity for the River to meander, places for wildlife habitat, and, where possible, pedestrian trails. Recreation uses within the floodway would be required to comply with the Land Development Code and will require approval from local, state, and federal resource agencies.

- Development in the floodway would be in accordance with Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas), the ESL Regulations in

Chapter 14, Article 3, Division 1 of the LDC, and the Multiple Species Conservation Program (MSCP) Subarea Plan "Land Use Considerations for Flood Control" where the floodway is mapped MHPA.

- The use of gabions and native stone on River sides to dissipate flows would include design features to provide for or preserve wildlife habitats and wildlife movement corridors.

Maximum Structural Development Coverage (For Mission Valley Planned District Ordinance Area only)

The maximum structural development coverage of a parcel within 115 feet of the RCA in the Mission Valley Planned District Ordinance area would be 65%; all other areas along the River are per the community plan or the underlying zone.

Building Heights and Setbacks

In all areas along the River, buildings on lots adjacent to the RCA would adhere to the following setback requirements (as shown on Figure 3-10) or the base zone, whichever is more restrictive. Building heights would be measured according to the LDC.

A. A minimum 10-foot setback is required for buildings up to 35 feet in height. A maximum of 50 percent of the building wall may be located at the setback. The remaining building wall would be per the existing Offsetting Planes and Façade Variation Requirements of the LDC. Architectural projections such as eaves, cornices, eyebrows, trellises, bay windows, fireplaces, entry roofs, entry arbors, balconies, and bay windows may extend a maximum of 4 feet into the 10-foot setback and would not be closer than 6 feet to the RCA.

B. A minimum 20-foot setback is required for buildings between 35 feet to 45 feet in height.

C. A minimum 30-foot setback is required for buildings between 45 feet to 70 feet in height (Note: Buildings within the Mission Trails Design District Regulations, Chapter 13, Article 2, Division 12 of the LDC, are restricted to a building height of 50 feet).

D. At 70-foot setback, the maximum building height allowed would not exceed 1 foot of setback per each 1 foot of building height (45 degrees).

E. At a minimum 115 feet setback, building heights would be determined by the underlying zone.

F. Where the RIA and street setbacks overlap, the setback requirements of the RIA would apply.

Exterior Equipment Enclosures, Outdoor Storage, Loading Areas and Refuse Collection Areas

Such areas and enclosures, including utility and mechanical equipment, would be located a minimum of 100 feet from the RCA and screened by landscaping and an opaque wall at least 6 feet high, or 1 foot higher than the item to be screened if item exceeds 6 feet in height. Opaque walls would be designed and composed of materials of the same quality as the primary building façade. Enclosures would be paved and sufficiently impervious to contain leaks and spills, and have a roof or awning to minimize direct precipitation within the secondary containment area.

Off-Street Surface Parking

Off-street parking would be sited to consider the sensitive nature of the River Corridor but would also promote a street scene that is conducive to pedestrians and responsive to principles of urban design. Off-street surface parking would be screened for the full length of the surface parking area

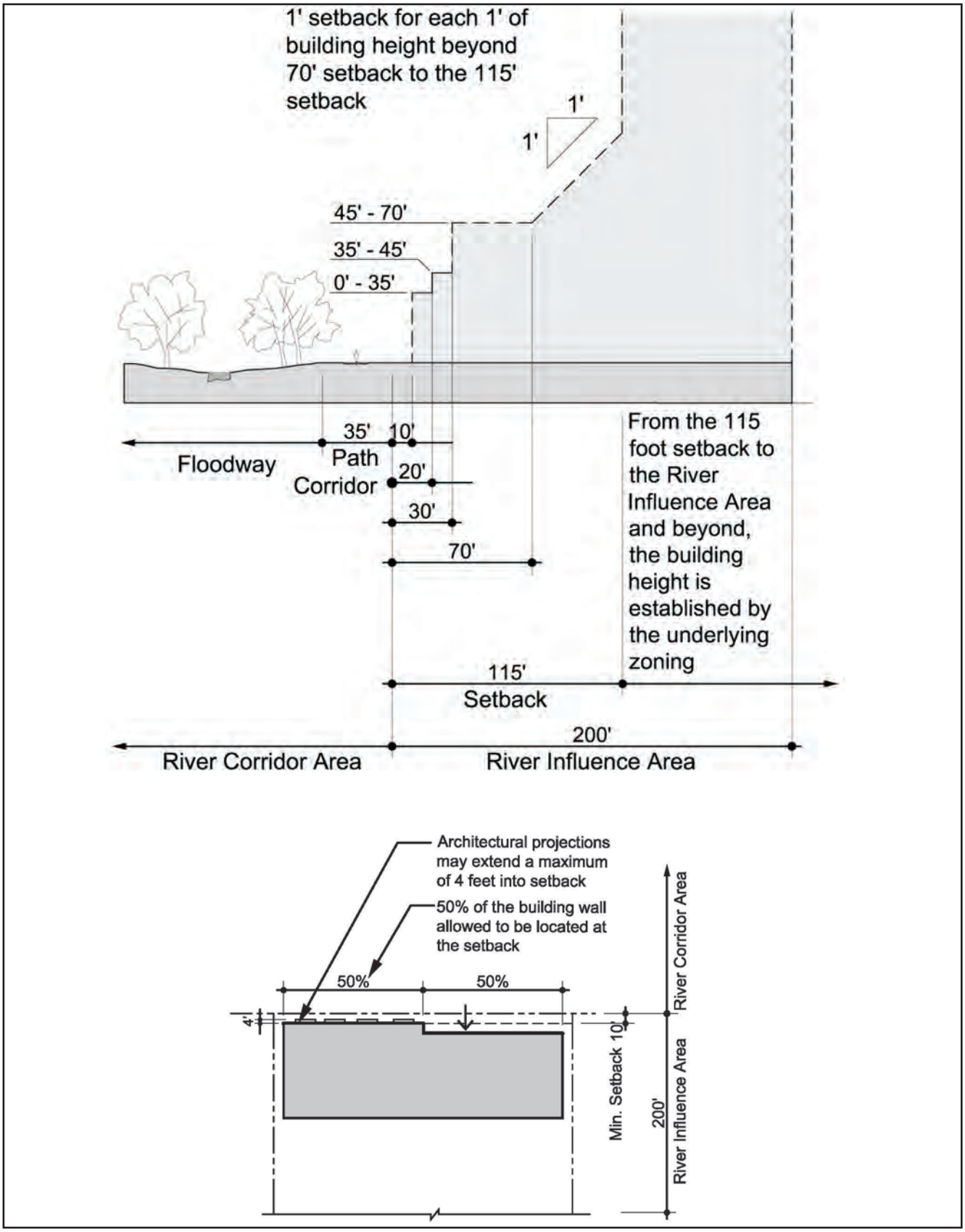


Figure 3-10
Building Heights and Setbacks
San Diego River Park EIR

with residential, commercial, industrial, and/or mixed use development. Alternatively, off-street surface parking can be located a minimum of 20 feet from the RCA and screened by a landscape buffer. Within the landscape buffer plant material would be provided that achieve a minimum height of 30 inches along 80 percent of the length of the parking area along the River Corridor frontage within a 2 year period, except that screening would not be required at pedestrian access points. Trees would be provided at the rate of one 24 inch box tree for every 30-foot of frontage along the River Corridor. Trees would be spaced apart, or provided in naturalized groupings. Parking areas that are screened by a landscape buffer would not exceed 30 percent of the length of the lot frontage cumulatively along the River Corridor or a maximum of 120 feet of the lot frontage along the River Corridor, whichever is less. Off-street surface parking would be designed to implement the City's Storm Water Standards Manual.

Parking Structures

Facades of parking structures facing the River would be screened from the RCA by permitted uses or a landscape buffer. Parking structures screened with permitted residential commercial, industrial, and/or mixed use development would be for the full height and width of the parking structure. Alternatively, parking structures would be located a minimum of 30 feet from the RCA and screened by a landscape buffer in accordance with the landscape buffer requirements described in Off Street Surface Parking. Parking structures that are screened by a landscape buffer would not exceed 50 percent of the length of the lot frontage cumulatively along the River Corridor.

Site and Parking Lot Lighting

Site and parking lot lighting within 100 feet of the RCA would be designed to incorporate elements to reduce glare such as translucent, obscure or refracting lenses, low wattage light sources or shielding devices. Through the use of lighting design and shielding devices internal to the luminaire, there would be no light spillage into the RCA and lighting would be directed away from sensitive areas to ensure compliance with the MSCP's Land Use Adjacency Guidelines in accordance with Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations).

Building Access to the River Corridor Area

Development that abuts the RCA would provide the following:

A. Buildings facades would orient a primary facade and entrance, or its equal in design and materials to the RCA.

B. A pedestrian path from the River side of the building to the River Pathway would be provided. Additional pedestrian paths would be provided for every additional 300 linear feet (minimum) of river frontage measured along the property line.

C. The pedestrian path would be designed utilizing the same materials as the primary entrance.

Public Access Pathway Across Development

Development that abuts the RCA would provide public pedestrian access pathways connecting the public street/sidewalk and the River Pathway with the following:

A. At least one public pedestrian pathway for every 1,000 linear feet of frontage along the RCA per lot.

B. The public access pathway would be part of the overall design of the site and a feature within the landscape design. This pathway would be the same design and materials as the primary on-site pathways.

C. Signage, identifying public access to the River Pathway would be located at the intersections of the public access pathway and the street right-of-way, and the public access pathway and the River Pathway. The public access pathway sign would be at a minimum made of aluminum, sized no smaller than 18 inches wide by 24 inches tall. The sign would be mounted on a metal pole at least 4 feet above finish grade and include the San Diego River Park logo and these words: "Public Access Pathway to the San Diego River." Size of letters would be 3 inches in height.

Public Access Pathway from Streets that Abut and Parallel the River Corridor Area

Public access pathways would connect the street right-of-way to the River Pathway at every street intersection and, at a minimum, provide a connection every 1,000 linear feet of frontage along the RCA.

Streets that Abut and Parallel the River Corridor Area

Where appropriate, public streets would be located adjacent to the River. This allows building activities and main entrances to naturally orient themselves towards the River. The street creates ample public access points and views to the RCA and eliminates the necessity for long lengths of fencing along private property.

A. Streets would be no wider than necessary to provide for auto, fire and police vehicle access to the RCA and adjacent development per the LDC "Street Design Manual."

B. Curb cuts and driveways would be minimized.

C. The use of common and joint use driveways would be considered, where possible.

D. Where on-street parking is allowed along the River side of the street, parking would be provided in parking bays or clusters to allow for views of the River.

Street Intersections Adjacent to the River Corridor Area

Street intersections adjacent to the RCA would be designed in a manner to establish a clear pedestrian priority in the street. The following would be considered:

A. Crosswalks would be of a different paving material and color than the street.

B. Crosswalks would be wide enough to accommodate groups of people passing one another.

C. Bulb-outs would be incorporated at intersections to narrow crossing width and to provide traffic calming.

D. Crosswalks would have signals that count down time to cross.

E. Intersections would be designed with "scramble signals" for pedestrian movement in all directions through the intersection.

F. Intersections and crosswalks would be raised to match the level of the connecting public sidewalk and to provide traffic calming.

Location of Public Sidewalks Parallel to the River Corridor Area

A. Provide non-contiguous public sidewalks where there is no on-street parking

B. Provide contiguous public sidewalks where possible where there is on-street parking or parking bays to function as an access point to the River Pathway.

Architecture for the River Influence Area

The purpose of the architectural guidelines is to reinforce the vision of the River Park as a community amenity by promoting quality architectural design, detailing, and building materials within the RIA.

Building Massing

Buildings would be designed to create visual interest by varying form and façade and avoiding repetition and monotonous, block-like visual impact. Building levels and planes would vary to create visual interest and to help define view corridors. To maximize view corridors to the River, the upper levels of the structure would diminish in size to create a slimmer silhouette than the lower levels of the structure. Above 70 feet in height above finish grade the building width fronting the River would be reduced by a minimum of 30 percent of the width of the building at the ground floor fronting the River.

Variety and Human Scale

Interest, variety and human scale would be exhibited within building façades that face the RCA. Such variety is achieved by changes in building or roof form, recesses or extensions of the façade form, window and curtain wall patterns, shading devices, balconies, material changes, color variation, and surface pattern and texture changes.

Building Transparency

Building transparency would apply to all commercial, mixed use or industrial building façades that face the RCA or that face a street abutting and/or parallel to the RCA, as follows:

A. Commercial and Mixed Use Zones: At least 50% of the ~~total~~ ground floor building façade (between finish grade and the full height of the first floor) would be devoted to transparency such as: glass windows, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances. A minimum of 25% of each floor above the ground floor would be transparent~~At the ground floor, measured from finish floor of ground floor to finish floor at second floor, at least 70% of the total façade would be transparent~~.

B. Industrial Zones: At least 15~~25~~% of the total façade would be devoted to transparency such as: glass windows, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.

Building Reflectivity

All building façades that face the RCA or face a street that is parallel to the RCA would incorporate non-reflective glazing types of materials to reduce the visible light reflectivity~~be limited to glass and other materials with a visible light reflectivity no greater than 10%~~.

Building Lighting

All lighting within 100 feet of the River Corridor Area would be shielded and directed away from the River Corridor Area in accordance with Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations).

Building Signs

A. Signs would be accordance with Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations) of the LDC.

B. Within 100 feet of the RCA, signs on building façades fronting the RCA would not exceed a height of 15 feet above finish grade ~~building signs would not exceed a height of 15 feet above finish grade~~. Signs on building facades front the RCA would be face lighted or internally lighted.

C. Ground signs between the building and the RCA would be monument signs not to exceed 5 feet in height and would be located within a landscaped area at least equivalent to the square feet of the sign face.

Landscape Architecture for the RIA

The purpose of the landscape architecture guidelines is to integrate the landscape of the RIA with the landscape character and materials of the RCA. All landscape areas within the RIA would be in conformance with Chapter 14, Article 2, Division 4 of the LDC (Landscape Regulations) and include materials such as, but not limited to, fencing, trellises, and hardscape that would include sustainably grown wood products and "green" materials with post-consumer recycled content.

Public Art for Private Development

Art within the RIA would be designed to celebrate and enhance the River experience, as well as to compliment the natural colors and textures of the River Valley. The placement of public art is encouraged to be viewed not only from the RIA, but also from the River Pathway in the RCA. Art opportunities proposed for private property are encouraged, but would remain at the discretion of the private property owner.

Fences and Walls

Fences and walls would provide screening without visually walling-off the RCA. Within the 10-foot building setback from the RCA, the following fences and walls are allowed:

- Solid fences or walls not exceeding 3 feet in height.
- Fences or walls of 6 feet in height that are 75% open/transparent.
- A combination of a 3-foot solid fence or wall topped with a 3 foot fence or wall that is 75% open/transparent.

Chain link fencing would not be used in the 10-foot building setback and used only within landscape areas where plant material can screen the chain link and the chain link fence would have a green or black vinyl covering.

Plant Material

Plant materials within 15 feet of the RCA would be non-invasive low water use species and selected to complement the native plants in the River Corridor through color, texture, and forms. Plant materials within the RIA would frame and enhance views of the RCA.

3.2.2 Master Plan Implementation Section and Regulatory Framework

The Master Plan Implementation section describes the Implementing Framework, Implementation Tools, Maintenance Management and Security, and Public Outreach and Education efforts that are necessary to implement Master Plan. Figure 3-11 reproduces the implementation framework of the table from the Master Plan and addresses implementation goals for each reach.

As stated in the Introduction Section of the Master Plan, one of the great challenges of implementing the San Diego River Park lies in the fact that much of the land along the river is in private, state, or federal ownership. It is anticipated that the River Pathway will be built through development of these private and state/federal lands and that there will be gaps in the pathway system as the River Park develops over the course of time. Where there are gaps in the pathway, it can be routed to a public sidewalk until it can be constructed along the river. In some locations the pathway gaps could be designed and built by the City working in partnership with the land owner and non-profit organizations by obtaining grant funding or other means. It is critical that efforts are made to work with the owners of these properties and the community to provide access along the river.

3.2.3 Amendments to Community Plans

Community Plan Amendments would be implemented for Mission Valley, Navajo, Tierrasanta, and East Elliot upon adoption of the Master Plan. Community Plans act as mini general plans within the City and are intended to provide policy recommendations regarding future development specific to each community. Implementation of the Community Plan Amendments would be considered amendments to the General Plan. Implementation of the Community Plans is accomplished through the LDC Planned District and Overlay Zone Regulations.

Mission Valley Community Plan

Within the Mission Valley Community Plan, the Master Plan would be identified as the policy document to use in conjunction with the Community Plan for development and redevelopment along the River. The San Diego River Park subsection of the Open Space Element of the Mission Valley Community Plan would be amended to reflect the Vision and Principles, Recommendations, and Design Guidelines of the Master Plan. The Recreation section of the Open Space Element of the Mission Valley Community Plan also would be amended to add the River Park as a resource-based park; and the Wetlands Management Plan, which is included as Appendix G of the Mission Valley Community Plan, would be rescinded to eliminate conflicts with the LDC ESL Regulations. The plan amendment also would reference the Mission Valley Planned District Ordinance as the implementing tool of the Master Plan within the Mission Valley Community.

Tierrasanta and East Elliot Community Plans

Within the Tierrasanta and East Elliot Community Plans, the Master Plan would be identified as the policy document to use in conjunction with the Community Plan for development and redevelopment along the River. The plan amendments also would reference the Mission Trails Design District Overlay Zone as the implementing tool of the Master Plan for both communities. The Tierrasanta Community Plan would be amended to include a section on the River within the Community Facilities Element. The East Elliot Community Plan would be amended to include a new section called the "San Diego River Park." For both plans, existing policy language related to the River would be amended to incorporate the Master Plan's Vision and Principles, Recommendations, and Design Guidelines.

Navajo Community Plan

The Navajo Community Plan would be amended to identify the Master Plan as the policy document for development to use in conjunction with the Community Plan for development and redevelopment along the River and to reflect the Principles of the Master Plan. The Park and Recreation Element of the Navajo Community Plan would be amended to include the River Park as a resource-based park. The Community Plan would also be amended to include a new plan element, the San Diego River Park Subdistrict. This new element would include an introduction to the Master Plan document, an existing conditions discussion of the San Diego River, and a list of proposals specific to the Navajo Community from the Master Plan. Also, the San Diego River Park Subdistrict Element would identify the Navajo CPIOZ (Type B) as the implementing tool for the Design Guidelines of the Master Plan. These supplemental development regulations will implement the Design Guidelines.

Other Community Plans

Community Plan Amendments for Ocean Beach, Mission Beach, Midway Pacific, and Linda Vista would be made during the Community Plan update process for these communities. Amendments to the certified Local Coastal Programs within these community planning areas would be made where applicable. The River Park would be added to the Open Space Element of each plan as a resource-based park and would identify the Master Plan as the policy document for development within and adjacent to the River.

3.2.4 Amendments to the City of San Diego Land Development Code

The Master Plan includes amendments to the LDC to provide development regulations that implement the Master Plan's Vision and Principles, Recommendations, and Design Guidelines. The development regulations would be specific and measurable requirements that would achieve the purpose and intent of the Master Plan.

Mission Valley Planned District Ordinance

The Mission Valley PDO Chapter 15, Article 14 of the LDC would be amended to be consistent with the Master Plan's Vision and Principles, Recommendations, and Design Guidelines. The existing River Subdistrict of the Mission Valley PDO would be amended as the "San Diego River Park Subdistrict" to establish the boundaries of the RCA/RIA development regulations to implement the

PRINCIPLE/ RIVER REACH	RIVER HYDROLOGY	RIVER HABITAT	RIVER PATHWAY	INTERPRETIVE PROGRAM	ORIENTATION TO THE RIVER
ESTUARY (Public Ownership)	Existing man-made channel to remain	On-going maintenance needed	Pathway is primarily complete	Enhance with additional signs on the river's history	No new development anticipated
LOWER VALLEY (Public and Private Ownership)	River channel improvements anticipated through redevelopment	Exotic and Non-native plant removal and restoration of native habitat needed	Pathway is incomplete and approximately 2.5 to 3.5 miles are needed through public and private land. Potential easements may be needed on private land	Provide signs on the river's history along the River Pathway, outlooks and key historic areas	Infill Development and redevelopment to provide new orientation to the river
CONFLUENCE (Public and Private Ownership)	River channel contains old mining ponds; improvements anticipated through redevelopment	Exotic and Non-native plant removal and restoration of native habitat needed	Pathway is incomplete and approximately 1.5 to 2.5 miles are needed through public and private land. Potential easements may be needed on private land	Provide signs on the river's history along the River Pathway, outlooks and key historic areas	Infill Development and redevelopment to provide new orientation to the river
UPPER VALLEY (Public and Private Ownership)	River channel is constrained; improvements anticipated through redevelopment	Exotic and Non-native plant removal and restoration of native habitat needed	Pathway does not exist, approximately 2.6 to 3.6 miles needed through potential easements on private land	Provide signs on the river's history along the River Pathway, outlooks and key historic areas	Infill Development and redevelopment to provide new orientation to the river
GORGE (Public Ownership)	Existing natural channel to remain	On-going maintenance needed	Pathway is not complete on the west and east end, approximately 1 -1.5 miles are needed on public land	Enhance with additional interpretive signs on the river's hydrology, habitat and history	No new development anticipated
PLATEAU (Public and Private Ownership)	River channel is constrained by Highway 52 and existing Golf Course; If Golf Course redevelops the channel could be improved	Exotic and Non-native plant removal and restoration of native habitat needed	Pathway does not exist, approximately 1.4 to 2 miles needed through public and private land. Potential easements may be needed on private land	Provide signs on the river's history along the River Pathway, outlooks and key historic areas	Infill Development and redevelopment to provide new orientation to the river

Implementing Framework Table

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Figure 3-11
Implementing Framework Table
San Diego River Park EIR

Master Plan. Also, Appendix G, The Wetlands Management Plan, would be rescinded to eliminate conflicts with the LDC ESL Regulations.

Navajo Community Plan Implementation Overlay Zone (CPIOZ)

The CPIOZ Regulations (Chapter 13, Article 2, Division 14 of the LDC) provides supplemental development regulations that are tailored to specific sites within community plan areas of the City. The Navajo Community Plan has a CPIOZ Type A and B as shown on Diagram 132-14E (Map No. C-779). The existing CPIOZ map for Navajo would be amended to include River Park Subdistrict CPIOZ Type B to implement the Master Plan. The supplemental development regulations are found in the Navajo Community Plan.

Mission Trails Design District Overlay Zone and Design Guidelines

The Mission Trails Design District Overlay Zone (Chapter 13, Article 2, Division 12 of the LDC) and Design Manual (MTDDODM) provides supplemental development regulations for property surrounding Mission Trails Regional Park. There are three sub-areas in the MTDDODM that overlay portions of the Navajo, Tierrasanta, and East Elliot Communities. Regulations within Sub-area 3 would be amended to establish the San Diego River Access and to identify boundaries of the RCA/RIA and development regulations to implement the Master Plan.

Actions Subject to City of San Diego Municipal Code Development Regulations

Listed below is a summary of the development regulations that would be inserted into the Mission Valley PDO, the Navajo CPIOZ, and the MTDDODM upon adoption of the Master Plan.

River Corridor Area

Within the RCA, the following regulations would apply.

Permitted Uses

Within the floodway, permitted uses would be in conformance with the LDC. Within the 35-foot Path Corridor, uses would include passive recreation such as River Pathway, trails, picnic areas, scenic or interpretive outlooks, fitness stations, seating, and educational exhibit areas. In locations that are not mapped as MHPA, or determined to be a wetland buffer, other uses such as children's play areas, multi-purpose courts, or turf fields would be considered. In locations that are mapped as MHPA or determined to be a wetland buffer, all uses would be in conformance with the MSCP Land Use Considerations and Chapter 14, Article 3 of the LDC (ESL Regulations).

Grading

Within the floodway, grading would be in conformance with the MSCP Land Use Considerations and the Chapter 14, Article 3 of the LDC (ESL Regulations). Within the 35-foot Path Corridor grading would avoid long, continuous engineered slopes with hard edges and provide gradual transitions at the top and bottom of the slopes. All slopes to be appropriately stabilized and revegetated with native plants found in the immediate vicinity.

River Pathway and Trails

A 14-foot wide minimum pedestrian and bicycle River Pathway would be located within the Path Corridor. If the Path Corridor is mapped MHPA or determined to be a wetland buffer then the River Pathway would be located outside the MHPA and the wetland buffer and located as close to the Path Corridor as is feasible. The River Pathway would be built as part of the first phase of development and would require a "Public Access Easement" over the 14-foot wide pathway area. The River Pathway would include the following features:

- A 10-foot wide minimum River Pathway of concrete material, to be 'San Diego Buff' color or matching;
- A 2-foot wide minimum area of decomposed granite or similar soft material along each side of the 10-foot wide River Pathway, in earth tones consistent with the color of the River Pathway;
- A 12-foot vertical clearance above finished grade of the River Pathway; and
- A 10-foot wide minimum landscape area between the floodway and the River Pathway and would meander, where possible within the RCA.

Trails would be provided in the RCA as a secondary pathway system and would include the following features:

- 8-foot maximum and have an 8-foot vertical clearance above finish grade;
- Soft-surface materials, such as decomposed granite (granite color to blend with the native soil color) or suitable native soil;
- Would provide a continuous loop to the River Pathway with no dead ends;
- Would have an alignment that responds to natural conditions with minimal grading and disturbance to existing vegetation and where possible would meander; and
- Trails located in the MHPA or a wetland buffer would be in conformance with the MSCP Land Use Considerations and Chapter 14, Article 3 of the LDC (ESL Regulations).

Picnic Areas and Overlooks

Picnic areas and overlooks would be provided along the River Pathway and at a minimum would be provided at one-half mile intervals. Picnic areas and overlooks would include a combination of: picnic table(s), trash and recycling receptacles, bicycle racks, shade structures, benches, interpretive signs and drinking fountains.

Lighting

Lighting would be provided along the River Pathway as necessary to provide for security and personal safety. Light poles would not exceed 12 feet in height and lighting would be shielded and directed away from the River side of the River Pathway and floodway.

Site Furniture

Site furniture would be provided at picnic areas, overlooks and other locations that complement the design of the River Pathway. Site furniture would be designed and constructed in conformance with the San Diego River Park Master Plan Design Guidelines and would include the River Park Logo. Lots

that do not have picnic tables or overlooks would provide a minimum of one type of site furniture for every 200 linear feet of the River Pathway.

Signs

Signs would be designed in conformance to the San Diego River Park Master Plan Design Guidelines, and would include the River Park logo and located as follows:

- Interpretive signs would be provided at educational and cultural overlooks along the River Pathway.
- Informational kiosks would be provided where the River Pathway intersects public streets.
- Identification/Destination signs.

Fences

Fencing made of materials such as n~~N~~atural peeler log ~~fencing~~ with a maximum height of 4 feet would be provided only as required to protect sensitive habitat and historic resources. Where fences are required, they would be placed on the 100-year floodway boundary or a minimum 5 feet from the River Pathway or trails where possible.

Plant Materials

The RCA would be planted with a mixture of native plants and trees that are consistent with the surrounding native habitat type. Non-native grasses and lawn areas would only be allowed within public parks that are located outside the MHPA and a wetland buffer area. Drainage of these turf areas would be contained within the public park area.

Visual Openings

Views within the RCA would be maintained at the pedestrian level along the River Pathway by using tall canopy trees, rather than short bushy trees. In addition, plant materials would be selected and located so that visual openings with views to the River are provided along at least 50 percent of the river-side of the River Pathway of each lot. Plant materials within the visual openings would not exceed a maximum height of 30 inches at full maturity. Plant materials located within 10 feet of either side of the River Pathway would be consistent with the following: (1) trees would have a canopy clearance of 8 feet above the finished grade of the River Pathway; (2) all other plant materials would not exceed a maximum height of 30 inches above the finished grade of the River Pathway.

River Influence Area

Within the RIA, the following regulations would apply:

Maximum Structural Development Coverage

Maximum coverage of the lot within 115 feet of the RCA would be 65 percent. Note: this only applies to the Mission Valley PDO.

Building Height and Setbacks on Lots Adjacent to the RCA

Setbacks would comply with the requirements in Table 3-1, or the base zone, whichever is more restrictive.

Table 3-1. Building Height and Required Setbacks

Minimum Building Setback from the RCA[a]	Maximum Building Height within the Setback	Building Wall Setback
10 feet[b]	35 feet	Maximum of 50% may be located at setback
20 feet	45 feet	N/A
30 feet	70 feet	N/A
70 feet[c]	1-foot per each foot of building height	N/A
115 feet	Comply with underlying zone	N/A

[a] Where River and street setbacks overlap, the requirements of the RCA setback would apply.
[b] Architectural projections and encroachments: Architectural features such as eaves, cornices, eyebrows, trellises, bay window balconies, entry roofs and arbors, and fireplaces may extend a maximum of four feet into the ten-foot setback.
[c] Buildings within the Mission Trails Design District Regulations, Chapter 13, Article 2, Division 12 of the LDC, are restricted to a building height of 50 feet.

Setbacks not identified in Table 3-1:

Refer to underlying zone.

Off Setting Planes:

Refer to underlying zone.

Building Massing Adjacent to the River

To maximize view corridors to the River, the upper levels of the structure would diminish in size to create a slimmer silhouette than the lower levels of the structure. Above 70 feet in height, the building width facing the River would be reduced by a minimum of 30 percent of the lower part of the building facing the River.

Building Façade and Entry

Development that abuts the RCA would provide a river-facing facade and entry that are of equal design and quality of materials as the primary building façade and entry.

Building Transparency

The building transparency requirement applies to all building facades that face the RCA and all building facades that face a street that abuts and parallels the RCA. Development would be required to comply with the following additional transparency requirements as applicable.

- Commercial and Mixed-Use Zones.
    - At least 50 percent of the ~~total~~ ground floor building façade would be transparent.

- At least ~~70 percent of the ground floor (between finished grade and the full height of the first floor)~~ 25 percent of each floor above the ground floor would be transparent.

- Industrial Zones:
  - At least ~~25~~15 percent of the total façade would be transparent.
- Transparency Requirement:
  - The amount of transparency measured as the visible light transmittance (VLT) would be at least 0.65 VLT.

Building Reflectivity

All building façades that face the RCA would be limited to glass and other materials with a visible light reflectivity factor (VLR) no greater than ten percent (0.10).

Exterior Equipment Enclosures, Outdoor Storage, Loading Areas, and Refuse Collection Areas

- Locate at least 100 feet from the RCA.
- Screen by landscaping and an opaque wall at least six feet in height or 1-foot taller than the item if the item to be screened exceeds six feet in height to a maximum height of ten feet.
- Screening would be of the same high quality design and materials as the primary building façade.
- The requirements in Section 1514.0403(d) of the Mission Valley PDO (Off-Street Freight Loading Spaces Required) would also apply.

Access to the RCA

(Building Access to the RCA) Development on lots that abut the RCA would provide building access paths connecting the primary structure with the River Pathway consistent with the following:

- One pedestrian path for every 300 linear feet of River frontage, or fraction thereof.
- The building access path would be to the primary building entrance or to a secondary entrance designed to the same quality as the primary entrance.

(Public Access Pathway Across a Development Site) Development on lots that abut the RCA would provide public access pathways connecting the public street and the River Pathway consistent with the following:

- Provide at least one public access pathway for every 1,000 linear feet of frontage along the RCA.
- The path access pathway would be designed to the same high quality as the primary onsite pathways.
- Provide a public access pathway sign at the public street and at the intersection of the RCA.
- All public access pathways would have a “Public Access Easement.”

(Public Access Pathway from Streets that Abut and Parallel the RCA) Multi-use paths would connect the street right-of-way to the River Pathway at every street intersection and, at a minimum, provide a connection every 1,000 linear feet of frontage along the RCA.

Parking

Off-street parking should be sited to consider the sensitive nature of the River Corridor but also promote a street scene that is conducive to pedestrians and responsive to principles of urban design. Off-street surface parking would be screened and setback from the RCA consistent with either of the following:

- Screening consisting of residential and/or residential/commercial mixed-use development; or
- Screening with a landscape buffer and setback 20 feet from the RCA. Landscape buffer to include the following:
  - Shrubs to be capable of achieving a minimum height of 30 inches along 80 percent of the length of the parking area along the RCA frontage within a 2-year period, except that screening would not be required at pedestrian access points; and
  - Trees to be one 24-inch box evergreen tree for every 30-foot of frontage along the RCA. Trees can be spaced apart or in naturalized groupings.
  - Parking areas along the RCA would not exceed a cumulative of 30 percent of the length of the lot frontage along the RCA or a maximum of 120 feet of the lot frontage along the RCA, whichever is less.

Parking structures would be screened and setback from the RCA consistent with either of the following:

- Screening consisting of residential and/or residential/commercial mixed-use development for the full height and length of the parking structure; or
- Screening with a landscape buffer and setback 30 feet from the RCA:
  - Shrubs to be capable of achieving a minimum height of 30 inches along 80 percent of the length of the parking structure along the River Corridor frontage within a 2 year period;
  - Trees to be one 24-inch box evergreen tree for every 30-foot of frontage along the River Corridor. Trees to be spaced apart of in naturalized groupings; and
  - Parking structures along the RCA would not exceed a cumulative of 50 percent of the length of the lot frontage along the RCA.

Lighting

All lighting within 100 feet of the RCA would be shielded with down cast lighting in accordance with Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations) whichever is more restrictive.

Fences

Within the 10-foot building setback area only the following fences would be permitted:

- A solid fence not to exceed three feet in height;
- A 75 percent open fence not to exceed six feet in height; or
- A combination of a 3-foot tall solid fence topped with a 3-foot tall 75 percent open fence.

Signs

Signs would be within 100 feet of the RCA the top of the sign attached to a building would not exceed 15 feet in height above a finished grade. Ground signs between a building and the RCA would be monument signs not to exceed five feet in height and would be located within a landscaped area at least equivalent to the sign face. Signs on building facades facing the RCA would be either face lighted, or internally lighted.

Public Access Pathway Signs would be located at the intersections of the public access pathway and the right-of-way and the public access pathway and the RCA.

- The sign copy would read "Public Access Pathway to the San Diego River" and include the San Diego River Park Logo. The sign copy letters would be three inches in height.
- The sign would be located four feet above grade and be clearly visible from the right-of-way.
- The sign would be aluminum and measure 18 inches by 24 inches.

Plant Materials

Plant materials would transition from native species within the RCA to non-invasive drought tolerant species within the RIA.

Streets that Abut and Parallel the RCA

Streets that abut and are parallel to the RCA would be the minimum width necessary to be in conformance with the LDC "Street Design Manual." Curb cuts driveways would be minimized. On-street parking would be provided in clusters of parking bays along the river side of the street.

3.3 Projects within the Scope of the Program EIR

This PEIR addresses the Reach Recommendation projects and Design Guidelines found in the Master Plan, and implementation of the Design Guidelines through amendments to Community Plans and the Municipal Code at a general programmatic level. The Reach Recommendation projects and the Design Guidelines in the Master Plan are recommendations of the Master Plan. The Master Plan does not provide for any specific location, design, or extent of grading for subsequent projects implemented in accordance with the Master Plan. Any details regarding location, design, or extent of grading associated with these facilities would be subject to review and approval by the City when a public or private project is proposed in accordance with the Master Plan. As a result, the PEIR does not evaluate project-level impacts associated with future implementation of any of the specific Master Plan Recommendations or public or private development projects proposed within the River Park. The PEIR does not address impacts of specific projects on individual County Assessor's Parcels. Any future discretionary approvals for activities proposed within the River Park would be reviewed for consistency with the PEIR and Master Plan. Project-level impacts of these future activities would be subject to environmental review under CEQA to determine whether additional environmental documentation is required in accordance with Section 15168.

<u>The San Diego River Park Master plan is a policy document and provides recommendations and guidelines to be considered in concert with land use decisions within the River Corridor and River Influence Areas along the San Diego River. Future updates to Community Plans along the San Diego River may require amendments to the San Diego River Park Master Plan to ensure consistency. In</u>

addition, the river area is also governed by the policies and permits of the Federal, State and Local agencies. The regulatory framework section of the Master Plan provides details on the applicable citywide planning policy documents and applicable agency jurisdiction and permits for the San Diego River area.

Chapter 4
History of Project Changes

4.1 Overview of Master Plan History

The following is a summary of the processing of the Master Plan as well as the Municipal Code Amendments and Community Plan Amendments.

- From 2003 to 2005 the City prepared the Draft Master Plan. The plan was prepared based on multiple community meetings held between 2003 and 2005.
- In 2005 the Master Plan was presented to the City Council as an informational item only.
- In 2007 the City conducted research and prepared drafts of implementation methods for the Master Plan.
- In April 2008 the City Council initiated Community Plan and Zoning Code Amendment studies to implement the Master Plan.
- In 2008 the City also conducted three public workshops to discuss the proposed implementation methods and Design Guidelines for the Master Plan.
- In 2009 the City conducted a public scoping meeting on the NOP for the EIR in accordance with CEQA.
- In 2010 the City revised the Master Plan to be consistent with existing City policy documents and prepared Community Plan and Zoning Code Amendments to be consistent with the Master Plan. The following table summarizes the changes made from the 2005 draft of the Master Plan.

Table 4-1. Changes Made from the 2005 Draft to the 2010 Draft

Section	2005 Draft	2010 Draft	2012 Draft
Executive Summary	Based on 2005 document.	Revised to be consistent with other sections of the 2010 draft.	No change
Introduction	Included project origins, description, process, planning area, benefits, process, and City policies.	Moved City policies to a new section called Regulatory Framework. Moved public process to the Staff report. Combined project description and planning area.	No change
Vision and Principles	Included 7 – Principles.	Revised to include a vision statement with five Principles.	No change
Recommendations	Included 4 – General and 6 – Specific Reaches.	Revised into 5 – General and 6 – Specific Reaches Recommendations.	Added language to Section 3.1.1 to adopt programs to reduce/remove non-point source loads and include litter and solid waste. Added language to Section 3.1.4 to use "green" construction

Section	2005 Draft	2010 Draft	2012 Draft
			materials where possible. Removed "Redevelopment" language in Section 3.2.3 in regards to Grantville.
Design Guidelines	Included seven categories.	Revised the boundaries and definition of River Corridor and River Influence Areas. Provided language on relationship with MSCP.	Added language to Section 3.1.1 to adopt programs to reduce/remove non-point source loads and include litter and solid waste. Added language to Section 3.1.4 to use "green" construction materials where possible. Removed "Redevelopment" language in Section 3.2.3 in regards to Grantville.
Implementation	Included Phase One, Phase Two, and Future Steps.	Revised to provide Implementation Framework, Tools, Maintenance, Management and Security, and Public Outreach and Education.	Removed "Redevelopment Tax Increment" section.
Regulatory Framework	Included in the Introduction.	New section with current information on regulatory issues.	No change.

- In 2010 and 2011 the City presented the revised Master Plan at 13 meetings with Community Planning Groups and Advisory Bodies including the San Diego River Coalition, Wetlands Advisory Body, Community Planners Committee, Mission Valley Community Planning Group, City of San Diego Code Monitoring Team, Navajo Community Planning Group, Tierrasanta Community Planning Group, San Diego River State Conservancy, Grantville Redevelopment Stakeholders Committee, Mission Trails Regional Park Community Advisory Committee, Park and Recreation Board and City Planning Commission.
- In May 2011 the City prepared a revised Master Plan and revised the Municipal Code Amendments and Community Plan Amendments in response to comments from the Community Planning Groups and Advisory Boards. Changes made from the 2010 plan focused on:
    - Revisions to specific design guidelines within both the RCA and RIA. Corresponding changes to the Design Guidelines contained in the Municipal Code Amendments and Community Plan Amendments were also made.
- In 2011 the City submitted the Master Plan, the revised Municipal Code Amendments, the Community Plan Amendmentsm and the draft PEIR to start internal review.
- In 2012 the City continued to conduct internal review and revision of the Master Plan, the revised Municipal Code Amendments, the Community Plan Amendments, and the draft PEIR.

Chapter 5
Environmental Issues

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Section 5.1 Land Use

5.1.1 Introduction

This section discusses the existing land uses within the Master Plan Study Area and describes the potential land use impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. An analysis of the Master Plan's consistency with the General Plan, Municipal Code, and relevant community plans is provided. Information has been obtained from applicable land use plans and ordinances approved by the City.

5.1.2 Existing Conditions

Environmental Setting

Existing Land Use and Zoning

The Master Plan Study Area extends through multiple community planning areas and contains two major parks; Mission Bay Park and Mission Trails Regional Park. A variety of land uses, as identified by the General Plan, are included within the Master Plan, including Park, Open Space, and Recreation; Residential; Commercial Employment Retail, and Services; Multiple Use; Industrial Employment; and Institutional and Public and Semi-Public Facilities. A map illustrating the City's land uses along the River is provided in Figure LU-2 of the General Plan. A detailed list of all land use designations and their descriptions is also included in Table LU-4 of the General Plan Table LU-4.

The Master Plan divides the planning area into six reaches. Land uses and zoning within each of the six reaches of the Master Plan are described below.

1. **Estuary** – The first reach of the River extends from the Pacific Ocean to the I-15 and includes Mission Bay Park. A majority of land use within this reach north of the River consists of Park, Open Space, and Recreation; some mixed uses such as Residential, Commercial Employment Retail, and Industrial Employment occur to the south. Zoning allows Residential, Agriculture, Light Industrial, and Commercial uses.
2. **Lower Valley** – The Lower Valley reach spans the area between I-5 and I-15 and includes Qualcomm Stadium and the Mission Valley Preserve. This reach is heavily urbanized, with land uses mainly consisting of Commercial Employment Retail and Mixed Use interspersed with areas of Residential and Industrial Employment use. Park, Open Space, and Recreation uses can be found in the western end of this reach, confined along the River. Zoning allows Residential, Light Industrial, Open Space, and Commercial uses.
3. **Confluence** – The Confluence reach extends from I-15 to the Friars Road Bridge and includes the area where Alvarado and Murphy Creeks merge with the River. Land uses within this reach along the eastern River bank are dominated by Industrial Employment use. Residential and Commercial Employment Retail uses are also found within this reach, along with a thin strip of Park, Open Space, and Recreation use, confined along the River. Zoning includes Residential, Light Industrial, Commercial, Agricultural, and Open Space uses.
4. **Upper Valley** – The Upper Valley reach extends from Friars Road Bridge to the western boundary of Mission Trails Regional Park. Similar to the Confluence reach, the eastern side of the River in this reach is dominated by Industrial Employment use with some Residential and

Institutional and Public and Semi-Public Facilities uses. The north side mainly consists of the golf course. Zoning includes Light Industrial, Residential, Commercial, Agricultural, and Open Space uses.

5. **Gorge** – The Gorge reach is defined primarily as the Mission Trails Regional Park, but also includes privately owned land between Mission Trails Regional Park and Mast Boulevard. As such, land uses primarily consist of Park, Open Space, and Recreation uses. Zoning includes Open Space and Agricultural uses.
6. **Plateau** – The Plateau reach extends east from the privately owned land adjacent to the Mission Trials Regional Park to the City of Santee. The River runs through the Carlton Oaks Golf Course, which is surrounded on both sides by dense residential development within the City of Santee. Zoning includes Residential, Commercial, and Open Space uses.

5.1.3 Regulatory Setting

This section provides summary background information regarding applicable land use regulations at the federal, state, and local levels.

Federal Regulations

Rivers and Harbors Act

Under the Rivers and Harbors Act of 1899 (Rivers and Harbors Appropriation Act of 1899, § 10, 33 U.S.C.A. § 403 [West]), it is unlawful to construct any dam or dike in the navigable waters of the United States without the prior authorization of the Department of the Army. The act also makes it unlawful to create any obstruction, or to build any structure, or to excavate or deposit material, in the navigable waters of the United States without the prior authorization of the Department of the Army" (61C *American Jurisprudence* 2d Pollution Control § 861).

State Regulations

There are no state land use regulations which pertain to the Master Plan. Section 5.4, "Biological Resources," addresses applicable regulations for state protection of biological resources such as the Endangered Species Act administered by the USFWS and Section 1600 of the California Code administered by the CDFG.

Local Regulations

City of San Diego General Plan

The General Plan was updated and adopted by City Council on March 10, 2008. The plan is primarily a policy document that sets goals and policies concerning the City of San Diego and gives direction to growth and development. In addition, it outlines the programs that were developed to accomplish the goals and policies of the General Plan (City of San Diego 2008a). General Plan Elements specifically address issues, concerns, and goals related to land use and community planning; recreation; conservation; urban design; historic preservation; and public facilities, services, and safety.

City of San Diego Municipal Code

The Municipal Code regulates land use and development throughout the City. It is intended to be the means by which the land use policies in the General Plan are implemented. The Municipal Code identifies the uses that are allowed on parcels within the City. Chapters 11 through 15 of the Municipal Code are referred to as the LDC. These chapters contain the City's zoning, subdivision, building, and permitting regulations. The LDC is one of the tools used to implement the General Plan and the various community plans, which establish land use throughout the City. The provisions addressing Coastal Development Permits, the Coastal Overlay Zone, Site Development Permits, the Sensitive Coastal Overlay Zone, the Historical Resources Regulations, and the ESL Regulations are relevant to the Master Plan (City of San Diego 1999).

Mission Valley Planned District Ordinance

Chapter 15, Article 14 of the LDC establishes the regulations of the Mission Valley PDO. The purpose of these regulations is to ensure that development and redevelopment in Mission Valley will be accomplished in a manner that preserves sensitive areas such as the River Subdistrict and hillsides; improves the vehicular, bicycle, pedestrian, and public transit circulation network; provides reasonable use of property; and contributes to the aesthetic and functional well-being of the community. It is the intent of these regulations to implement the Mission Valley Community Plan through the use of overlay districts regulating development intensity community-wide, zones providing basic development criteria and special development regulations addressing unique needs of Mission Valley (City of San Diego 2007).

Navajo Community Plan Implementation Overlay Zone

Chapter 13, Article 2, Division 14 of the LDC establishes the supplemental development regulations that are tailored to specific sites within community plan areas of the City with the intent to ensure that development proposals are reviewed for consistency with use and development criteria that have been adopted for specific sites as part of the community plan update process. The Navajo Community Plan has a CPIOZ Type A and B.

Mission Trails Design District Ordinance and Design Manual

Chapter 13, Article 2, Division 12 of the LDC establishes the supplemental development regulations for property surrounding Mission Trails Regional Park. These regulations ensure that development along the edges of Mission Trails Regional Park enhances the park's natural qualities and promotes the aesthetic and functional quality of park/urbanization relationships, while recognizing the right to reasonable development within the Mission Trails Design District. The intent of these regulations is to provide guidelines for design and review of development proposals surrounding the park to enhance the transition from cityscape to parkscape (City of San Diego 2006). The MTDDODM covers the area adjacent to Mission Trails Regional Park within portions of the Navajo, Tierrasanta, and East Elliot Community Plans.

City of San Diego Community Plans

The City has several Community Plans within the area covered by the Master Plan, which act as "mini" General Plans and are intended to provide policy recommendations regarding future development specific to each community. The community plans that would require amendments with implementation of the Master Plan are described below.

Mission Valley Community Plan

The Mission Valley Community Plan was adopted by the San Diego City Council on June 25, 1985, by Resolution No. 263536 and was last amended May 18, 2010. The purpose of the plan is to provide recommendation to guide development in Mission Valley through the horizon year, defined as attaining the plan's maximum occupancy capacity based upon land use, development intensity, circulation, and public facilities. A series of goals and objectives established by the community and consistent with Citywide polices are included in the plan (City of San Diego 2008a). Plan elements within the Community Plan include: Open Space, Parks and Recreation, and Transportation.

Tierrasanta Community Plan

The Tierrasanta Community Plan was adopted by the San Diego City Council on July 27, 1982, by Resolution No. 256890 and was last amended September 12, 1989. The plan is intended to serve as a guide for future public and private development within the Tierrasanta community. The plan includes a series of goals and objectives established by the community that are consistent with Citywide policies (City of San Diego 2008b). Plan elements within the Community Plan include: Open Space, Community Facilities, Urban Design, and Transportation.

East Elliot Community Plan

The East Elliot Community Plan was adopted by the San Diego City Council on April 29, 1971, by Resolution No. 202550 and was last amended November 10, 2008. Because the majority of the East Elliot Community planning area is designated for long-term open space use, the plan focuses largely on Open Space Management guidelines. These guidelines are designed to foster preservation and enhancement of the natural open space areas that cover a majority of the planning area (City of San Diego 2008c),

Navajo Community Plan

The Navajo Community Plan was adopted by the San Diego City Council on December 7, 1982, by Resolution No. 257606 and was last amended May 15, 2007. The overriding objectives for the long-range development of Navajo are to retain the residential character of the area, provide adequate community services, establish guidelines for the utilization of canyons and hillsides, and enhance the environment of the area as a pleasant community in which to live. The plan represents a policy framework that enables the community and the City to work jointly on more specific studies and action programs (City of San Diego 2008d). Plan elements within the Community Plan include: Open Space Retention and Utilization, Parks and Recreation, and Community Environment.

City of San Diego Multiple Species Conservation Program Subarea Plan

The Master Plan Study Area is located inside the approved boundaries of the City's MSCP Subarea Plan, which provides a regional conservation planning framework for the City and allows the City to issue take permits for covered species at the local level. In addition, portions of the Master Plan Study Area occur within or immediately adjacent to the MHPA. Lands within the MHPA have been determined to provide the characteristics necessary (e.g., habitat quality, quantity and connectivity) to support the sensitive biological resources found in San Diego.

Development within the MHPA is permitted under the following circumstances as defined by the City's MSCP Subarea Plan:

1. For parcels within the Open Space Residential Zone (OR-1-2), development may occur on all areas located outside of the MHPA, and, if this area of the parcel is less than 25% of the parcel, encroachment into the MHPA is permitted to achieve development on a total of 25% of the parcel.
2. For parcels within the OR-1-2 zone that are less than 4 acres in total size and either partially or wholly in the MHPA, development may occur on 1 acre in areas where the MHPA is of at least 1,000 feet in length.
3. For parcels within the OR-1-2 zone, up to an additional 5% development area inside the MHPA (beyond those limits discussed above in items 1 and 2) is permitted in order to accommodate essential public facilities such as circulation element roads, parks, and police and fire facilities.
4. Development within the MHPA would be located on the least sensitive portions of the site, and projects would be designed to avoid impacts to covered species where feasible.

The boundary of the MHPA within a specific parcel may be revised through an MHPA Boundary Line Adjustment to accommodate additional development. However, an analysis for an adjustment of the MHPA boundary would be conducted and would evaluate and compare the relative biological value of the areas proposed for removal from the MHPA with those proposed for inclusion into the MHPA (lands within the MHPA would be replaced at a 1:1 ratio). This evaluation requires assessing the potential effects on various parameters related to the function of the MHPA preserve system.

- Effects on significantly and sufficiently covered habitats (i.e., the exchange maintains or improves the conservation, configuration, or status of significantly or sufficiently conserved habitats.
- Effects to covered species (i.e., the exchange maintains or increases the conservation of covered species).
- Effects on habitat linkages and function of preserve areas (i.e., the exchange maintains or improves a habitat linkage or wildlife corridor).
- Effects on preserve configuration and management (i.e., the exchange results in similar or improved management efficiency and/or protection for biological resources).
- Effects on ecotones or other conditions affecting species diversity (i.e., the exchange maintains topographic and structural diversity and habitat interfaces of the preserve).
- Effects to species of concern not on the covered species list (i.e., the exchange does not significantly increase the likelihood that an uncovered species will meet the criteria for listing under either the federal or state Endangered Species Acts).

The City, CDFG, and USFWS would approve any MHPA boundary line adjustment. In addition, development adjacent to the MHPA would demonstrate compliance with the MHPA Land Use Adjacency Guidelines, which address potential indirect effects on the MHPA. These guidelines, which are listed in Section 1.4.3 of the City's MSCP Subarea Plan, consist of the following:

- Drainage: All new and proposed parking lots and developed areas in and adjacent to the preserve would not drain directly into the MHPA. All developed and paved areas would prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including

natural detention basins, grass swales, or mechanical trapping devices. These systems would be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance would include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.

- Toxics: Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures would include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance would be provided. Where applicable, this requirement would be incorporated into leases on publicly-owned property as leases come up for renewal.
- Lighting: Proposed lighting to of all developed areas adjacent to the MHPA would be directed away from the MHPA. Where necessary, development would provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.
- Noise: Uses in or adjacent to the MHPA would be designed to minimize noise impacts. Berms or walls would be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas would incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures would also be incorporated for the remainder of the year.
- Barriers: New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.
- Invasives: No invasive nonnative plant species would be introduced into areas adjacent to the MHPA.
- Brush Management: New residential development located adjacent to and topographically above the MHPA (e.g., along canyon edges) would be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 3 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones would not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing and/or thinning would not exceed 50% of the vegetation existing when the initial clearing is done. Vegetation clearing would be done consistent with City standards and would avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area would be the responsibility of a homeowners association or other private party.

For existing projects and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.

5. Grading/Land Development: Manufactured slopes associated with site development would be included within the development footprint for projects within or adjacent to the MHPA.

City of San Diego Environmentally Sensitive Lands Regulations

Chapter 14, Article 3 of the LDC contains the ESL Regulations, which are intended to "protect, preserve and, where damaged restore the environmentally sensitive lands of the City and the viability of the species supported by those lands." These regulations encourage a sensitive form of development and serve to implement the MSCP by prioritizing the preservation of biological resources within the MHPA.

ESL Regulations apply to all proposed development when environmentally sensitive lands are present. Environmentally sensitive lands include sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and Special Food Hazard Areas. Sensitive biological resources, as defined by the ESL Regulations, include those lands within the MHPA and other lands outside of the MHPA that contain wetlands, vegetation communities classifiable as Tier I, II, IIIA, or IIIB; habitat for rare, endangered, or threatened species; or narrow endemic species.

Some of the pertinent regulations contained in the ESL include the following:

- Impacts to sensitive biological resources would be avoided and/or minimized.
- Impacts to wetlands would be avoided and a wetland buffer would be maintained to protect the functions and values of the wetland.
- All clearing, grubbing, or grading (inside and outside the MHPA) would be restricted during the breeding season where development may impact the following species.
    - Western snowy plover (*Charadrius alexandrines nivosus*): March 1 – September 15
    - Southwestern willow flycatcher (*Empidonax trallii extimus*): May 1 – August 30
    - Least tern (*Sternula antillarum browni*): April 1 – September 15
    - Cactus wren (*Campylorhynchus brunneicapillus sandiegensis*): February 15 – August 15
    - Least Bell's vireo (*Vireo bellii pusillus*): March 15 – September 15
    - Tricolored blackbird (*Agelaius tricolor*): March 1 – August 1
    - California gnatcatcher (*Polioptila californica californica*): March 1 – August 15 inside the MHPA only; no restrictions outside the MHPA

Regulations for Special Flood Hazard Areas (Chapter 14, Article 3, Division 1 of the LDC)

The LDC contains updated regulations for Special Flood Hazard Areas. The River is considered a Special Flood Hazard Area. The Special Flood Hazard Area for the River is shown on the FIRM published by FEMA. The regulations cover development and permit review for areas in all floodways and in the floodplain fringe.

Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC)

The Storm Water Runoff and Drainage Regulations regulate the development of, and impacts on, drainage facilities, to limit water quality impacts from development, to minimize hazards due to flooding while minimizing the need for construction of flood control facilities, and to minimize impacts on environmentally sensitive lands.

City of San Diego Historical Resources Regulations

The purpose of the *Historical Resources Regulations of the Land Development Code* (Chapter14, Division 3, and Article 2) is to protect, preserve, and, where damaged, restore the historical resources of San Diego, which include historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties. These regulations are intended to assure that development occurs in a manner that protects the overall quality of historical resources. The Historical Resources Regulations require that development affecting designated historical resources or historical districts would provide full mitigation for the impact to the resource, in accordance with the Historical Resources Guidelines of the Land Development Code, as a condition of approval. If development cannot to the maximum extent feasible comply with the development regulations for historical resources, then an SDP in accordance with Process Four (approval required by the Planning Commission) is required.

The historical resources regulations require that designated historical resources and traditional cultural properties be preserved unless deviation findings can be made by the decision-maker as part of a discretionary permit. Minor alterations consistent with the U.S. Secretary of the Interior's Standards are exempt from the requirement to obtain a separate permit but must comply with the regulations and associated historical resources guidelines. Limited development may encroach into important archaeological sites if adequate mitigation measures are provided as a condition of approval.

Historical Resources Guidelines, located in the Land Development Manual, provide property owners, the development community, consultants, and the general public explicit guidance for the management of historical resources located within the City's jurisdiction. These guidelines are designed to implement the historical resources regulations and guide the development review process from the need for a survey and how impacts are assessed to available mitigation strategies and report requirements and include appropriate methodologies for treating historical resources located in the City.

5.1.4 Impacts

This section describes the impact analysis relating to land use for the Master Plan. It also describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Specifically, this section evaluates how the Master Plan implements the goals, objectives, and recommendations of the General Plan, Municipal Code, and relevant community plans. If any inconsistencies are identified, this section also identifies if these inconsistencies warrant an environmental impact. The PEIR also addresses the land use compatibility with the final MSCP (August 1998) and the City's MSCP Subarea Plan (March 1997).

Issue 1: Would implementation of the Master Plan result in a conflict with the goals, objectives, and recommendations of the General Plan, the Municipal Code, or the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans? How is the Master Plan consistent with the land use designation, intensity of development, and environmental goals of these plans?

Impact Thresholds

Criteria for determining the significance of impacts related to land use were taken from the City of San Diego CEQA Significance Determination Thresholds (2011). Based on these thresholds, impacts on land use are considered significant if the Master Plan would:

- Be inconsistent/conflict with the environmental goals, objectives, or guidelines of a community or general plan.
- Be inconsistent/conflict with an adopted land use designation or intensity and indirect or secondary environmental impacts occur.
- Be substantially incompatible with an adopted plan.
- Significantly increase the base flood elevation for upstream properties, or construct in a Special Flood Hazard Area (SFHA) or floodplain/wetland buffer zone.

Impact Analysis

Master Plan

The Master Plan would amend the Municipal Code as well as the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans to provide development regulations that implement the Vision and Principles, Recommendations, and Design Guidelines of the Master Plan. The Community Plan Amendments would be considered to be amendments to the General Plan and would be implemented through the Municipal Code. To determine if any conflicts would occur with the land use designation, intensity of development, and environmental goals of these plans as a result of implementation of the Master Plan, a consistency analysis is presented with applicable goals, policies, and objectives from the General Plan, Municipal Code, and the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans.

City of San Diego General Plan Consistency Analysis

The General Plan is a policy document that sets objectives and policies concerning the City of San Diego and gives direction to growth and development. Included in the document are elements that specifically address issues, concerns, and goals related to land use and community planning; recreation; conservation; urban design; and public facilities, services, and safety. To determine if any conflicts would occur as a result of implementation of the Master Plan, a consistency analysis is presented in Table 5.1-1, with applicable goals from the General Plan. Table 5.1-1 demonstrates that the Master Plan is consistent with the General Plan and would not conflict with any applicable General Plan goals. Therefore impacts would be less than significant.

Table 5.1-1. City of San Diego General Plan Consistency Analysis

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
Recreation Element		
Park and Recreation Guidelines		
A sustainable park and recreation system that meets the needs of residents and visitors.	The Master Plan proposes a plan to implement a 17.5-mile-long park system that extends from the Pacific Ocean to the City of Santee. The park would link existing parks and developed parks within the River Valley, offering a large spectrum of experiences to meet the needs of the City's residents and visitors.	Consistent ✓
An equitable citywide distribution of and access to parks and recreation facilities.	The Master Plan proposes a plan to establish a 17.5-mile-long continuous trail system from the Pacific Ocean to the City of Santee with frequent access to transit, canyons, and neighborhoods along the River Valley. The trail system would connect to regional and local path and trail systems on adjacent properties and parks to create one continuous trail that would provide easy access to parks and recreation facilities along the River.	Consistent ✓
Recreational Opportunities		
A City with park and recreation facilities and services that are designed to accommodate the needs of a growing and diverse population and respect the City's natural landforms.	The Master Plan accommodates the growing and diverse population of the City with a plan to provide a 17.5-mile-long park system along the River with new passive and active recreational opportunities for residents and visitors.	Consistent ✓
A regional and citywide parks/open space system, including the bays, beaches, rivers, and other attractions that gives our region identity, attracts tourism and enriches the quality of life for residents and visitors.	The Master Plan states a specific principle to establish the valley as a common gathering place for all San Diego citizens. The Master Plan aims to recover an identifiable area along the River as a place that all San Diego residents and visitors can come to enjoy the experience of the natural attractions that the City has to offer. Implementation of this plan provides an opportunity to take the first steps toward reconnecting the San Diego region with its namesake waterway, the San Diego River, which would give the region identity, attract tourism, and enrich the quality of life for residents and visitors.	Consistent ✓
A City with a diverse range of active and passive recreational opportunities that meet the needs of each neighborhood/community and reinforce the City's natural beauty and	The Master Plan proposes a plan to provide a 17.5-mile-long park along the River that includes new passive and active recreational opportunities for residents and visitors. The park would reinforce the City's natural beauty and resources of the River by ensuring	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
resources.	future development and redevelopment activities in each community of the River Valley acknowledges and relates to the River.	
Preservation		
Preserve, protect and enhance the integrity and quality of existing parks, open space, and recreation programs citywide.	The Master Plan would link the River Valley's existing and future parklands. The plan area intersects three park or resource planning areas, and the Master Plan would partner with these entities to help the planning effort of the River Park. Partnering with these entities would help preserve, protect, and enhance the integrity and quality of these existing parks.	Consistent ✓
Accessibility		
A park and recreation system that provides an equitable distribution of park and recreation facilities that are designed to accommodate the needs of a diverse population.	The Master Plan proposes a plan to establish a 17.5-mile-long continuous multi-use trail system from the ocean to the mountains with frequent access to transit, canyons, and neighborhoods along the River Valley. The trail system would connect to regional and local path and trail systems on adjacent properties and parks to create one continuous trail that would provide easy access to parks and recreation facilities along the River.	Consistent ✓
Park and recreation facilities that are sited to optimize access by foot, bicycle, public transit, automobile, and alternative modes of travel.	The Master Plan proposes a plan to establish a 17.5-mile-long trail system that would connect to regional and local path and trail systems on adjacent properties and parks. Implementation of the multi-use trail system would optimize access by foot and bicycle to all parks, neighborhoods, and recreation facilities along the River.	Consistent ✓
Provision of an inter-connected park and open space system that is integrated into and accessible to the community.	The Master Plan proposes a plan to link the City's neighborhoods and existing parks along the River within one continuous park system. The Master Plan would provide one continuous trail from the ocean to the mountains that would offer easy access along the RCA/RIA.	Consistent ✓
Open Space Lands and Resource-Based Parks		
An open space and resource-based park system that provides for the preservation and management of natural resources, enhancement of outdoor recreation opportunities, and protection of the public health and safety.	The Master Plan is a plan to implement an open space and resource-based park system that ensures future environmental actions within and around the River would be accomplished in a manner that restores the River's hydrologic and ecological health. A focus of the Master Plan is on the preservation and long-term management of the River's natural environment. The plan	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
	would also allow and enhance outdoor recreation opportunities along the River Corridor by connecting the parks and communities within one continuous park system.	
Preservation of the natural terrain and drainage systems of San Diego's open space lands and resource-based parks.	The Master Plan proposes a plan that emphasizes the need to protect and improve the River. The first principle of the plan focuses on cleaning up and restoring the River's hydrologic function, realizing that if water quality continues to deteriorate, then the vision of a functional River Park would not be realized.	Consistent ✓
A system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system.	The Master Plan proposes a plan to establish a continuous multi-use trail system for pedestrians and bicyclists from the ocean to the mountains with frequent access to transit, canyons, and neighborhoods along the River Valley. The trail system would connect to regional and local path and trail systems on adjacent properties and parks to create one continuous trail. Every neighborhood in and adjacent to the River Valley would connect to the San Diego River Park, linking each to the City's other major parks and to each other.	Consistent ✓
Conservation Element		
Open Space and Landform Preservation		
Preservation and long-term management of the natural landforms and open spaces that help make San Diego unique.	The purpose of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the River's hydrologic and ecological health, and enhance native wildlife and habitat. The Master Plan also focuses on the preservation and long-term management of the natural environment of the River.	Consistent ✓
Coastal Resources		
Clean coastal waters by continuing to improve the quality of ocean outfall discharges.	The first principle of the Master Plan is to clean-up and restore the River's hydrologic function. Restoration of the River would improve water quality downstream and in coastal environments many miles away.	Consistent ✓
Enhanced public access to the shoreline and coast.	Currently, there are broken trails and disconnected paths along the RCA. Implementation of the Master Plan would provide one continuous trail that would provide easy public access along the River from within the City's jurisdiction.	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
Urban Runoff Management		
Protection and restoration of water bodies, including reservoirs, coastal waters, creeks, bays, and wetlands.	The first principle of the Master Plan is to clean-up and restore the River's hydrologic function. The Master Plan identifies that the River is impacted along its entire length, and the entire watershed would be considered. The Master Plan proposes a plan to expand the wetlands and create new ones to contribute to improving water quality by filtering pollutants. In addition, the plan's restoration efforts would improve water quality downstream and in coastal environments many miles away.	Consistent ✓
Preservation of natural attributes of both the floodplain and floodway without endangering life and property.	The Master Plan does not propose preservation efforts that would endanger life and property.	Consistent ✓
Biological Diversity		
Preservation of healthy, biologically diverse regional ecosystems and conservation of endangered, threatened, and key sensitive species and their habitats.	The Master Plan proposes a plan that involves many restoration and preservation efforts of the biological diversity that exists along the River. Efforts include removal of invasive species, support of native riparian and upland vegetation growth, expanding the River's recharge area, and connecting lands to the River Valley to reduce habitat fragmentation and increase wildlife movement between uplands and the River.	Consistent ✓
Wetlands		
Preservation of San Diego's rich biodiversity and heritage through the protection and restoration of wetland resources.	A key goal of the Master Plan is to enhance native wildlife and wetland habitat along the River. The Master Plan includes a plan that focuses on the preservation and long-term management of the River's natural environment by separating stream flow from ponds, looking for opportunities to create a wider riparian corridor with more meander, removal of invasive plants, and planting of a diversity of native species to re-establish a range of native plant communities.	Consistent ✓
Environmental Education		
Widespread public awareness of how the individual and cumulative actions of individuals, organizations, and businesses affect the environment.	Implementation of the Master Plan would offer many opportunities to educate communities about the River's natural systems and its historic significance. Many community groups are already involved in this effort; the process of creating the San Diego River Park increases the opportunities for these groups to become engaged with improving these resources by increasing	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
	visibility, access, and awareness. Schools and universities could also benefit from the first-hand experience of using the River as an outdoor classroom.	
Mobility Element		
Walkable Communities		
A city where walking is a viable travel choice, particularly for trips of less than one-half mile.	The Master Plan proposes a plan to provide a 17.5-mile-long continuous trail system along the River, providing pedestrian and bicycle access for residents and visitors. Implementation of the trail would improve pedestrian movement between the River Valley and upland neighborhoods and canyons.	Consistent ✓
A safe and comfortable pedestrian environment.	Implementation of a continuous trail system along the River, as proposed by the Master Plan, would create continuity of pedestrian movement and would ensure a safe and comfortable pedestrian environment by eliminating conflicts and interactions with vehicles.	Consistent ✓
A complete, functional, and interconnected pedestrian network, that is accessible to pedestrians of all abilities.	The Master Plan proposes a plan to establish a 17.5-mile-long continuous trail system from the ocean to the mountains with frequent access to transit, canyons, and neighborhoods for pedestrians of all abilities. The Master Plan would create a link between the various sub-elements of the San Diego system, resulting in a visually and physically cohesive unit by creating sensitive transitions between landscape types, between natural and urban, valley and upland, and river reach and river reach to create a sense of continuity throughout the San Diego River Park.	Consistent ✓
Greater walkability achieved through pedestrian friendly street, site and building design.	Currently, there are broken trails and disconnected paths along the RCA. Implementation of the Master Plan would provide one continuous trail that would provide greater walkability along the River. Standards for building design would also be implemented to create a relationship between the built environment and the River to ensure that access to and views of the River are provided.	Consistent ✓
Bicycling		
A city where bicycling is a viable travel choice, particularly for trips of less than five miles.	The Master Plan proposes a plan to provide a 17.5-mile-long continuous trail system along the San Diego River, providing pedestrian and bicycle access for residents and visitors. Implementation of the trail would offer	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
	bicycling as a viable choice of travel between the River Valley and upland neighborhoods and canyons.	
A safe and comprehensive local and regional bikeway network.	The Master Plan proposes a plan to provide a 17.5-mile-long continuous trail system along the San Diego River, providing pedestrian and bicycle access for residents and visitors. The Master Plan would coordinate with the San Diego Bicycle Master Plan and other current planning efforts to help create a safe bikeway network.	Consistent ✓
Environmental quality, public health, recreation and mobility benefits through increased bicycling.	Implementation of a continuous trail system along the River, as proposed by the Master Plan, would benefit the City's environmental quality, public health, recreation, and mobility by increasing bicycle access.	Consistent ✓
Urban Design Element		
General Urban Design		
A built environment that respects San Diego's natural environment and climate.	A goal of the Master Plan is to reconnect people with the natural environment of the River. Standards for building design would be implemented to create a relationship between the built environment and the River to ensure that access to and views of the River are provided.	Consistent ✓
Utilization of landscape as an important aesthetic and unifying element throughout the City.	The Master Plan would serve as a catalyst for future re-use and inspire new development to seek ways to draw upon and enhance the River's character. The Master Plan would also promote a different way of thinking about new development and redevelopment, encouraging a "River address" with architecture and landscape that draw upon and contribute to a river valley aesthetic.	Consistent ✓
Distinctive Neighborhoods and Residential Design		
Development that protects and improves upon the desirable features of San Diego's neighborhoods.	A principle of the Master Plan is to reorient development towards the River to restore a symbiotic relationship between the River and surrounding communities. Planning efforts would seek ways to draw the River character into current uses. New development would face the River, taking design cues from the forms and materials lining the River. Development further inland would seek opportunities to connect with the River through elements such as sight lines, design elements, materials, or even physical connection.	Consistent ✓
Pedestrian connections linking residential areas, commercial areas,	The Master Plan proposes a plan to implement a 17.5-mile long park system that	Consistent ✓

General Plan Goals	San Diego River Park Plan Consistency Discussion	Consistency Determination
parks and open spaces.	spans from the ocean to the mountains along the San Diego River. The park would link together neighborhoods, commercial areas, parks, recreational facilities, and open spaces within the valley, offering a large spectrum of experiences to meet the needs of the City's residents and visitors.	

As shown above, implementation of the Master Plan would not conflict with the General Plan's current land use designations and environmental goals. However, future project-level impacts associated with subsequent projects implemented in accordance with the Master Plan would be subject to separate environmental review under CEQA.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance

The Mission Valley PDO regulates development with the intent to "implement the Mission Valley Community Plan through the use of overlay districts regulation development intensity community wide and providing additional development criteria for projects in the San Diego River and Hillside sub-districts…" As part of the Master Plan, the River Subdistrict of the Mission Valley PDO would be amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan. Also, the Wetlands Management Plan would be rescinded to eliminate conflicts with the LDC ESL Regulations.

Implementation of the Master Plan would not conflict with the Mission Valley PDO. The Master Plan is consistent with the zoning and land use, intensity of development, and environmental goals of the PDO. Land use designations would not change with implementation of the Master Plan because the type of recreational uses anticipated in accordance with implementation of the Master Plan are allowed in the underlying land use designations and zoning, and would therefore be consistent with the Mission Valley PDO. Within the River Subdistrict any building or accessory uses improvements that do not require a construction permit or meet Section (b)(3) are not required to process a Mission Valley Permit. However, this impact would not be significant because future projects that are not specifically exempt would be subject to a Process Three Site Development Permit (Mission Valley Development Permit). Projects specifically exempt from this requirement include interior and exterior modifications, repairs, and alterations in accordance with Section 1514.0201(b) of the Mission Valley PDO. With approval through the Mission Valley Development Permit process, future projects would conform to the regulations of the Mission Valley PDO.

Navajo Community Plan Implementation Overlay Zone

The CPIOZ establishes overlay zones for ten Community Plans within the City, including the Navajo Community Plan. As part of the Master Plan, the Navajo CPIOZ would be amended to create the River Subdistrict, CPIOZ Type B, and would establish an RCA and RIA. The CPIOZ would be amended to include supplemental regulations for development within the RCA and RIA in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit. This amendment to the CPIOZ would be consistent with the land use designation, intensity of development, and environmental goals of the existing CPIOZ. In addition, no

land uses would change under this amendment because the types of recreational uses and development anticipated in accordance with implementation of the Master Plan are allowed in the underlying land use designations and zoning. Therefore, implementation of the Municipal Code Amendment would not result in a significant conflict with the existing regulations.

Mission Trails Design District Ordinance and Design Manual

The MTDDODM establishes three subareas surrounding the Mission Trails Regional Park and was created to provide supplemental regulations for property surrounding Mission Trails Regional Park to ensure development along the edges of the park enhances the park's natural qualities and promotes the aesthetic and functional quality of park/urbanization relationships: "enhance the park's natural qualities and promote the aesthetic and functional quality of park/urbanization relationships…" The RCA/RIA are within Subarea 3 (Mission Gorge Areas) of the MTDDODM, and, in order to implement the Design Guidelines, this section of the MTDDODM would be amended to reflect the RCA and RIA Design Guidelines.

Implementation of the Master Plan would not conflict with the regulations and design manual of the MTDDODM. Applicable principles that relate to the Master Plan include: (1) "[n]ew development would relate to existing development pattern and landscaping in adjacent areas," and (2) "[t]he San Diego River areas adjacent to Mission Trails Regional Park would provide visual linkages to and from the park." Regarding the first principle, the Master Plan would comply because it proposes to include standards for building design specifically to create a relationship between the built environment and the River. The Master Plan intends to inspire new development to seek ways to draw upon and enhance the River's character. The Master Plan also promotes a different way of thinking about new development and redevelopment, encouraging a "River address" with architecture and landscape that draw upon and contribute to a river valley aesthetic. The second principle is specific to Subarea 3, Mission Gorge Areas. The Master Plan would not conflict with this principle because the Master Plan incorporates the same design guidelines of the MTDDODM that aim to protect the visual linkages in this area. For example, the Master Plan includes Design Guidelines that would enhance the visibility at pedestrian levels along the River Pathway by requiring structures to step back from the river and consider plant placement to help preserve and enhance the views of the River. This amendment would be consistent with the land use designation, intensity of development, and environmental goals of the existing MTDDODM. In addition, no land uses would change under this amendment. Therefore, implementation of the Municipal Code Amendment would not result in a significant conflict with the existing regulations.

Community Plan Amendments

Mission Valley Community Plan

The River is located in the center of the Mission Valley community. The Mission Valley Community Plan discusses protection from flood hazards, preservation and maintenance of wetland and riparian habitat areas along the River, and enhancement of the aesthetic and recreational value of the River. The Master Plan proposes to amend the Mission Valley Community Plan to reference the Master Plan as the policy document for the River area. Specifically, the Mission Valley Community Plan would be amended to provide a new section, called the "San Diego River Sub District," of the San Diego River and establish the San Diego River Park as a resource-based park. The Master Plan's Design Guidelines would be implemented by the associated development regulations in the San Diego River Park Subdistrict section of the Mission Valley Planned Development Ordinance, and all

applicable sections of this Community Plan relating to the San Diego River Subdistrict would also be amended for consistency.

To determine if any conflicts would occur as a result of implementation of the Master Plan, a consistency analysis is presented in Table 5.1-2, with applicable objectives from the Mission Valley Community Plan. Table 5.1-2 demonstrates that the Master Plan is consistent with the Mission Valley Community Plan and would not conflict with any applicable Community Plan objectives. Therefore, impacts would be less than significant.

Table 5.1-2. Mission Valley Community Plan Consistency Analysis

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
Open Space		
San Diego River		
Protect existing and future development from flood hazard.	The RCA consists of the 100-year floodway plus a 35-foot Path Corridor on both sides of the floodway. Elements to assist passive recreation, such as the River Pathway, shade structures, and overlooks, would be implemented outside the floodway and within the Path Corridor (see Figure 3-1). Additionally, the RIA consists of the first 200 feet adjacent to the RCA and would include active uses adjacent to the River Pathway; thus, no future development within the RIA would be placed within the floodway. Therefore, the design policies of the Master Plan would not expose development to flood hazards.	Consistent ✓
Preserve and maintain the wetlands and riparian habitat areas along both sides of the River.	A key goal of the Master Plan is to enhance native wildlife and riparian habitat along both sides of the River. The Master Plan focuses on the preservation and long-term management of the natural environment of the River by separating stream flow from ponds, looking for opportunity to create a wider riparian corridor with more meander, removal of invasive plants and planting of a diversity of native species to re-establish a range of native plant communities. These elements of the Master Plan would improve the River pattern and water quality, which would allow the River to support wildlife habitat.	Consistent ✓
Enhance and maintain the aesthetic and recreational qualities of the River Corridor as part of an open space system.	The Master Plan would enhance and maintain the aesthetic and recreational qualities of the RCA as part of an open space system by establishing a continuous trail system along the River	Consistent ✓

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
	that offers pedestrian and bicycle access as well as passive and active recreational opportunities. In addition, the Master Plan would ensure that access to and views of the River are provided, and that standards for both new development and redevelopment are considered appropriate around the River.	
Parks and Recreation		
Provide adequate park and recreation areas for the use of Mission Valley residents in accordance with the General Plan.	The Master Plan proposes a plan to provide a 17.5-mile-long park along the River that includes new passive and active recreational opportunities for residents and visitors. The plan is not intended to replace existing planning documents such as the Community Plan, but to build on existing regulations. The Master Plan is intended to be a helpful tool for the Community Plan to strengthen the open space, bicycle, and pedestrian (hiking) linkages of its planning area.	Consistent ✓
Open Space Linkage System		
Link the various sub-elements of the San Diego system into a visually and physically cohesive unit.	The Master Plan proposes a plan to establish a 17.5-mile-long continuous trail system along the River with frequent access to transit, canyons, and neighborhoods. It is a key principle of the Master Plan to emphasize a continuum of experience of the River Valley. The Master Plan would link the various sub-elements of the San Diego system into a visually and physically cohesive unit by creating sensitive transitions between landscape types, between natural and urban, valley and upland, and river reach to river reach to create a sense of continuity throughout the San Diego River Park.	Consistent ✓
Development Intensity		
Provide a level of future development intensity that will enhance and maintain a high quality of life in the community.	The Master Plan intends to serve as a catalyst for future re-use and inspire new development to seek ways to draw upon and enhance the River character. Working with property owners, the San Diego River Park can also promote a different way of thinking about new development and redevelopment with architecture and landscape that draw upon and contribute to a River Valley aesthetic. By creating the River Park,	Consistent ✓

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
	property values would be enhanced and the park would become an asset that would leverage higher quality design, land uses, and development in the future.	
Transportation		
Bikeways		
Create an intra-community bikeway system which would provide access to the various land use developments within the Valley, and connect to the regional system.	The Master Plan would establish a 17.5-mile-long continuous trail system for bicycle and pedestrian traffic that would run through the communities of East Elliot, Navajo, Tierrasanta, Mission Valley, and Ocean Beach. The trail would include frequent access to transit, canyons, and neighborhoods that would provide access to the various land use development within the valley. The Master Plan would coordinate with Community Plans, the San Diego Bicycle Master Plan, and other current planning efforts to develop specific locations for neighborhood connections and route alignments.	Consistent ✓
Encourage bicycle use in the Valley.	The Master Plan would encourage bicycle use in the valley by connecting the fragmented collection of Class 1 bikeways along the RCA with one continuous trail. The Master Plan would meet the needs of both the daily commuter and the causal recreational user.	Consistent ✓
Pedestrian Circulation		
Improve the visual quality as well as the physical efficiency of the existing and future pedestrian circulation system.	The RCA/RIA currently includes fragmented trails and walking paths along the River that are not easily accessible. The Master Plan would establish one continuous trail that would include frequent access to transit, canyons, and neighborhoods. In addition, the visual quality of the River from the trail would be improved by the Master Plan's proposal to clean up and restore hydrologic function to the River and by making key ecological and infrastructure functions along the River visible.	Consistent ✓

Tierrasanta Community Plan

The River crosses the City's municipal boundary in the eastern portion of the Tierrasanta Community and flows along the community's southeast boundary. The Tierrasanta Community Plan specifically addresses the San Diego River by stating, "[t]he two primary concerns are to minimize

the threat of flooding and to expand recreational use of the River." The Master Plan will amend the Community Plan to include a new section "San Diego River Park Subdistrict," and the San Diego River Park would be identified as a resource-based park within the Tierrasanta Community Plan; the new subdistrict would provide policy direction for public and private development along the River. Implementation of the Master Plan's Design Guidelines would be accomplished through the development regulations and design manual provided within the MTDDODM.

To determine if any conflicts would occur as a result of implementation of the Master Plan, a consistency analysis is presented in Table 5.1-3, with applicable objectives from the Tierrasanta Community Plan. Table 5.1-3 demonstrates that the Master Plan is consistent with the Tierrasanta Community Plan and would not conflict with any applicable Community Plan objectives. Therefore, impacts would be less than significant.

Table 5.1-3. Tierrasanta Community Plan Consistency Analysis

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
Open Space		
To preserve the San Diego River environs and protect surrounding uses from flooding.	It is a key goal of the Master Plan to return the River to health. The Master Plan sets the goal to improve the River pattern and water quality by separating stream flow from ponds and by creating wider riparian corridors with more meander. The Master Plan also includes plans for invasive plant removal and planting of a diversity of native species to re-establish a range of native plant communities. The RCA consists of the 100-year floodway plus a 35-foot Path Corridor on both sides of the floodway. Elements to assist passive recreation, such as the River Pathway, shade structures, and overlooks, would be implemented outside the floodway and within the Path Corridor (see Figure 3-1). Additionally, the RIA consists of the first 200 feet adjacent to the RCA and would include active uses adjacent to the River Pathway; thus, no future development in the RIA would be placed within the floodway.	Consistent ✓
Community Facilities		
To encourage a full range of recreational facilities distributed throughout the community to serve children, youth and adults.	The Master Plan proposes a plan to establish a continuous river park/trail system along the River that would serve the Tierrasanta Community. This park would offer pedestrian and bicycle access as well as passive and active recreational opportunities for Tierrasanta residents and visitors.	Consistent ✓

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
Urban Design		
To protect and enhance the physical environment, visual appearance, identity and character of the Tierrasanta community through aesthetic improvements and careful urban design.	The purpose of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the River's hydrologic and ecological health and enhances native wildlife and habitat. Implementation of the Master Plan would provide the Tierrasanta Community with a policy document for future development to help protect and enhance the physical environment, visual appearance, and identity and character of the Tierrasanta Community as it relates to the River.	Consistent ✓
To provide a functional community which has maximum linkages between public places, and which promotes social cohesion and civic pride.	The Master Plan proposes to link two of the area's richest natural and recreational resources, the Mission Bay Park and Mission Trails Region Park, with a continuous path along the River. By linking these two areas, the Master Plan would unify the City by linking each neighborhood along the River Valley to the City's other parks and to each other. The Master Plan stands to become as vital a resource as the City's other parks and would create a great source of pride and a new identity for the City.	Consistent ✓
To provide public improvements which enhance the community both functionally and aesthetically.	Implementation of the Master Plan would be a major public improvement project that would enhance the community both functionally and aesthetically. By establishing the River Park, the community would be enhanced functionally by providing a linkage of all communities within the River Valley that offers easy access to other communities and major parks. In addition, a combination of urban design measures and restoration projects included as part of the Master Plan would enhance the community's aesthetics.	Consistent ✓
Transportation		
To prove a pedestrian pathway system utilizing City open space and right-of-ways, and linking neighborhoods and activity centers.	The Master Plan proposes a plan to establish a continuous river park/trail system along the River that would link together the neighborhoods of the River Valley. This park would offer pedestrian and bicycle access as well as passive and active recreational opportunities for the community.	Consistent ✓

East Elliot Community Plan

The River first crosses the municipal boundary of the City at the southeastern corner of the East Elliot Community Plan. The East Elliot community is mostly within the boundaries of the MSCP, with nearly 80% of the area in the Community Plan designated as Open Space, including areas on both sides of the River. The Master Plan will amend the Community Plan to include a new section called "San Diego River Park." This new section will provide goals and objectives to implement the Master Plan. Projects within the RCA/RIA are subject to the specific development regulations contained within the Subarea 3, Mission Gorge, and the San Diego River Areas.

To determine if any conflicts would occur as a result of implementation of the Master Plan, a consistency analysis is presented in Table 5.1-4, with applicable open space management guidelines from the East Elliot Community Plan. Table 5.1-4 demonstrates that the Master Plan is consistent with the East Elliot Community Plan and would not conflict with any applicable Community Plan guidelines. Therefore, impacts would be less than significant.

Table 5.1-4. East Elliot Community Plan Consistency Analysis

Community Plan Guidelines	San Diego River Park Plan Consistency Discussion	Consistency Determination
Open Space Management		
Natural open space areas should remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking and nature study that are consistent with preservation of natural resources.	The Master Plan provides a plan to claim the River as an open space amenity and provides a continuous trail for the City's residents and visitors to walk, hike, and bike along the River. In addition, the Master Plan presents the opportunity to reconnect citizens with the River through education and interpretation, and by creating programs that would invite schools to visit the River and use its rehabilitation as an educational tool.	Consistent ✓
More active recreation uses, including horseback riding and mountain biking, may also be permissible if measures are taken to ensure that biological values are not threatened.	The Master Plan recognizes the need to balance recreational uses with protection of native habitat for wildlife. There would be places that encourage access to the River itself and other places where human disturbance to habitat is discouraged.	Consistent ✓
Public access to limited areas of particularly sensitive natural open space could be restricted. Examples of locations where access could be controlled include vernal pool areas and identified nesting areas for endangered or threatened animal or bird species.	The Master Plan would include areas where public access would be limited in areas where there is sensitive natural open space. The park would be designed to have places that encourage access to the River itself and other places where human disturbance to habitat is discouraged.	Consistent ✓
Transition areas should be established between urban uses and the open space system, along traffic corridors and canyon overlooks, where feasible and appropriate. Such transition areas may be developed by	The Master Plan would establish the RCA, which is intended to protect the water quality, hydrology, and biological resources adjacent to the River. The RCA is defined as the existing 100-year	Consistent ✓

Community Plan Guidelines	San Diego River Park Plan Consistency Discussion	Consistency Determination
providing additional maintenance and planting noninvasive grass, shrubs and trees that provide a sensitive transition between uses.	floodway (as mapped by FEMA) plus a 35-foot Path Corridor on both sides of the floodway. Uses within the RCA are recommended to be passive recreation, as identified in the Master Plan. The River Pathway would be 14 feet wide, consisting of a 10-foot-wide concrete path, with 2-foot-wide shoulders on each side, composed of decomposed granite or similar soft material.	

Navajo Community Plan

The Navajo Community Plan includes a portion of the River as it flows west from Mission Trails Regional Park and extends through to Mission Valley. The Navajo Community Plan discusses the importance of preservation and restoration of the River and identifies potential recreational opportunities along the River. The Master Plan would amend the Community Plan to include a new plan element "San Diego River Park Subdistrict," and the San Diego River Park would be classified as a resource-based park within the Park and Recreation Element of the Navajo Community Plan. The Master Plan would be identified as the policy document for development along the River within the Navajo Community. Implementation of the Master Plan Design Guidelines would be through the development regulations provided in the San Diego River Subdistrict CPIOZ section of the Navajo Community Plan.

To determine if any conflicts would occur as a result of implementation of the Master Plan, a consistency analysis is presented in Table 5.1-5, with applicable objectives from the Navajo Community Plan. Table 5.1-5 demonstrates that the Master Plan is consistent with the Navajo Community Plan and would not conflict with any applicable Community Plan objectives. Therefore, impacts would be less than significant.

Table 5.1-5. Navajo Community Plan Consistency Analysis

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
Open Space Retention and Utilization		
Designate and preserve open space before development takes place.	The Master Plan includes preservation of the natural environment. Within the RCA, uses would be limited to passive recreation and would include buffers intended to protect the water quality, hydrology, and biological resources habitat areas.	Consistent ✓
Preserve, improve and reconstruct the wetlands and riparian habitat areas in and along both sides of the San Diego River.	It is a goal of the Master Plan to return the River to a cleaner and healthier condition, which includes preservation and improvements to the wetlands and riparian habitat areas in and along both sides of the River. Preservation and improvements to the wetlands and	Consistent ✓

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
	riparian habitat areas would contribute to improving water quality by filtering pollutants and would serve as a refuge for native flora and fauna, allowing them to re-establish after flood events.	
Enhance and maintain the aesthetic and recreational qualities of the San Diego River Corridor as part of the open space system.	The Master Plan would enhance and maintain the aesthetic and recreational qualities of the River as part of an open space system by establishing a continuous trail system along the River that offers pedestrian and bicycle access as well as passive and active recreational opportunities. In addition, the Master Plan would ensure that access to and views of the River are provided and that standards for both new development and redevelopment are considered appropriate around the River.	Consistent ✓
Conserve the present amenity of Navajo, Rancho Mission, Mission Gorge and other canyons for the enjoyment of this generation and as a legacy for succeeding generations.	Implementation of the Master Plan would connect the Navajo Community to a River Park open space system that stands to become as vital a resource as the City's other major parks. The Master Plan would create a great source of pride and new identity for this generation and serve as a legacy for succeeding generations.	Consistent ✓
Establish and preserve a total open space system in perpetuity and guard against its commercialization. Preserve the natural environment including wildlife, vegetation, and terrain.	The Master Plan proposes to reconnect existing habitat within and across the River Valley as one open space system. As part of the Master Plan, natural habitat, vegetation, and terrain would be preserved.	Consistent ✓
Permit only those uses within the system that are compatible with the open space concept.	The Master Plan provides a plan to provide the River as an open space amenity. Within the RCA uses would be passive recreation and would include buffers intended to protect the water quality, hydrology, and biological resources habitat areas. Within the RIA, development would be regulated by design guidelines to help protect the identity and character of the RCA.	Consistent ✓
Ensure that any public improvements such as roads, drainage channels and utility services and any private lessee developments be compatible with the objectives of the open space system.	The Master Plan would be the policy document for development within and adjacent to the River. The Master Plan proposes to amend the Navajo Community Plan to include a new San Diego River Park CPIOZ Type B that would establish supplemental development standards that would	Consistent ✓

Community Plan Objectives	San Diego River Park Plan Consistency Discussion	Consistency Determination
	implement the principles of the Master Plan.	
Ensure that development of properties adjoining the open space system is in a manner compatible with the natural environment and in conformance with the Mission Trails Design District and Manual, the San Diego River Wetlands Management Plan, and any subsequently adopted programs which address the San Diego River area.	The purpose of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the River's health and enhances native wildlife and habitat. Approvals for projects within the RCA/RIA would be subject to the supplemental development regulations contained within the Navajo River Subdistrict Community Plan Implementation Overlay Zone. The San Diego River Wetlands Management Plan was Appendix G of Mission Valley Community Plan. The Master Plan and Mission Valley PDO amendments would replace the Wetlands Management Plan.	Consistent ✓
Parks and Recreation		
Develop sufficient and convenient parks and recreation facilities to serve the existing and future population of the community.	The Master Plan proposes a plan to provide a 17.5-mile-long park along the River that includes recreational opportunities for the existing and future population of the community. The Master Plan would establish a continuous trail system along the River, with frequent access to transit, canyons, and neighborhoods.	Consistent ✓
Develop pedestrian and bikeway linkages between open space, neighborhood and community parks and other recreation and activity centers.	The Master Plan proposes a plan to provide a 17.5-mile-long park along the River that offers pedestrian and bicycle access as well as recreational opportunities for City residents and visitors. The Master Plan would link existing parks and paved trails together as one park system through the River Valley.	Consistent ✓
Community Environment		
To preserve and enhance the natural beauty and amenities of the Navajo community.	A key objective of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the River's hydrologic and ecological health. Restoration of the River's health would help preserve and enhance the natural beauty of the River, which would benefit the Navajo Community.	Consistent ✓

Significance of Impact

As identified in the above analysis and consistency matrices, implementation of the Master Plan would not conflict with any applicable land use plan, goal, or objective of the General Plan, Municipal Code, and the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans. Therefore, the amendments to the Municipal Code and Community Plans (Mission Valley, Tierrasanta, East Elliot, and Navajo) required to implement the Master Plan would result in impacts that would be less than significant.

Mitigation Framework

No mitigation is required.

Issue 2: Would implementation of the Master Plan be consistent with the density calculations, design standards, use restrictions, and any other development regulations of the City's Land Development Code related to the applicable zoning regulations?

Impact Thresholds

Criteria for determining the significance of impacts related to land use were taken from the City of San Diego CEQA Significance Determination Thresholds (2011). Based on these thresholds, impacts on land use are considered significant if the Master Plan would:

- Be inconsistent/conflict with an adopted land use designation or intensity and indirect or secondary environmental impacts occur.

Impact Analysis

Master Plan

Implementation of the Master Plan would involve implementation of future actions that would not conflict with the applicable zoning regulations of the City's LDC. Future actions of the Master Plan include Master Plan Reach Recommendation projects, and other specific actions, such as the implementation of trails, overlooks, and bridges, as described in Chapter 3, "Project Description." Zoning for the RCA/RIA includes a mix of Agriculture, Open Space, Residential, Commercial, and Industrial. The Municipal Code's residential zone allows passive recreation as the primary use. Within the Agriculture, Open Space, and Industrial zones a majority allow passive recreation as the primary use. In the Commercial zone, passive recreation is not allowed as the primary use. Within all these zones passive recreation can be allowed as an accessory use in that zone. Therefore, implementation of the Master Plan would not conflict with the applicable zoning regulations, and impacts would be less than significant.

As discussed in Section 5.5, "Historical Resources," proposed Reach Recommendations and Design Guidelines within the RCA could include elements that would cause adverse impacts on historical resources. Impacts could occur with any planned project that disturbs original in situ soils or soils that have been previously disturbed. Some activities listed in Chapter 3 of the Master Plan could include the grading of the River's banks, braiding the channel, separating the River from ponds, installing gabions, removal of exotic species, and planting of native species, which could all cause impacts on known and unknown cultural resources. These projects could occur within the RCA.

Other potential projects associated with the 35-foot Path Corridor could include grading and drainage improvements associated with the installation of multi-use pathways, interpretive displays, signs, public art, utilities, walls, fences, picnic areas, picnic and shade structures, pedestrian/bicycle trails and paths, pedestrian/bicycle bridges, boardwalks, or overlook platforms. Construction of these facilities could occur within areas known to contain archaeological or built environment resources. Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. The grading and movement of original in situ soils could also expose buried resources along floodplains. Even in disturbed contexts, historical archaeological resources and features such as privies and trash dumps can and have been found that contain information important in history. The Mitigation Framework required in Section 5.5 to address these potential impacts requires that a cultural resources investigation be completed for any project proposed in accordance with the Reach Recommendations and Design Guidelines. Any potential impacts on historic resources would either be avoided or mitigated.

City of San Diego Municipal Code

In order to implement the Master Plan, the Municipal Code would be amended to add development regulations to address future development within the RCA and RIA of the Master Plan. These development regulations would be specific and measurable requirements that would achieve the Design Guidelines of the Master Plan. Upon adoption of the Master Plan, the Master Plan's development regulations would be inserted into the Mission Valley PDO, the Navajo CPIOZ, and the Mission Trails Design District Overlay and Design Guidelines. Therefore, future actions would be implemented under the development regulations addressed in the amended Mission Valley PDO, the Navajo CPIOZ, and the Mission Trails Design District Overlay and Design Guidelines. Additionally, in most cases future actions would be subject to discretionary review by the City, as well as project-level CEQA environmental review in accordance with State CEQA Guidelines Section 15168 when applications to construct Master Plan Reach Recommendation projects and/or implement the Design Guidelines within the RCA and RIA are submitted to the City. Therefore, the future development of the Master Plan would not conflict with the Municipal Code and impacts would be less than significant.

Community Plan Amendments

Future implementation of the Master Plan would be addressed in the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans upon adoption of the Master Plan. These community plans would be amended by adding specific language to implement the Master Plan's Vision and Principles, Recommendations, and Design Guidelines to reflect the principles of the Master Plan. Future actions would be implemented through the amended community plans and would therefore not conflict with the applicable community plans. Additionally, in most cases future actions would be subject to discretionary review by the City, as well as project-level CEQA environmental review when applications to construct Master Plan Reach Recommendation projects within the RCA and RIA are submitted to the City. Therefore, the future actions of the Master Plan would not conflict with the policies of the community plans and impacts would be less than significant.

Significance of Impact

As identified above, the Master Plan would not conflict with the development regulations of the City's LDC. Therefore, impacts would be less than significant.

Mitigation Framework

No mitigation is required.

Issue 3: Would the Master Plan result in a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Plan (MSCP) Subarea Plan and the Multi-Habitat Planning Area (MHPA) adopted for the purpose of avoiding or mitigating an environmental effect for the area?

Impact Thresholds

Criteria for determining the significance of impacts related to land use were taken from the City of San Diego CEQA Significance Determination Thresholds (2011). Based on these thresholds, impacts on land use are considered significant if the Master Plan would:

- Be inconsistent/conflict with adopted environmental plans for an area. For example, a use incompatible with MSCP for development within the MHPA would fall into this category.

Impact Analysis

Master Plan

The entire River and a majority of the area adjacent to the River are mapped within the MHPA boundaries, and, therefore, all activities are subject to Section 1.4, the Land Use Considerations of the MSCP Subarea Plan. These land use considerations are implemented through the ESL Regulations, the City's Biology Guidelines, and the MSCP Subarea Plan during project review and approval. The land adjacent to the River also contains wetlands that are subject to the ESL Regulations, "Development Regulations for Sensitive Biological Resources" M.C. 143.0141. However, no impact related to the inconsistencies of these plans would occur because, as described further in Table 5.1-6, the Master Plan Design Guidelines are consistent with the requirements of the MSCP and ESL Regulations.

The River Pathway and other recreation facilities proposed as a part of Reach Recommendations within the RCA would require development within the MHPA boundary, because this boundary sometimes extends past the 100-year floodplain and into the adjacent Path Corridor. While specific locations for the recreation facilities or placement of gabions and stone near the River in accordance with Master Plan Section 4.3.2.1 have not been identified, the construction of such facilities and to a lesser degree the maintenance of these facilities would result in impacts on the MHPA and, therefore, potentially require an MHPA Boundary Line Adjustment and/or result in impacts on Environmentally Sensitive Lands. This would be a significant impact.

The Master Plan does not specify uses within the RIA, but does provide guidelines for allowable development that help determine the height of buildings as well as the location of access points to the River and the location of parking areas. These guidelines do not specify development projects that would result in direct impacts on the long-term conservation goals for biological resources as outlined in the MSCP within the RIA. However, the Master Plan does identify Reach Recommendation projects within the RIA that would possibly require grading, removal of vegetated habitat, or conversion of open areas to developed uses. As a result it is possible that implementation of Reach Recommendations within the RIA would result in construction of facilities within the

MHPA and therefore potentially require an MHPA Boundary Line Adjustment. This would be a significant impact.

Table 5.1-6. MSCP Consistency Analysis

MSCP Subarea Plan	San Diego River Park Plan Consistency Discussion	Consistency Determination
Section 1.4.1 – Compatible Land Uses		
The following land uses are considered conditionally compatible with the biological objectives of the MSCP and thus will be allowed within the MHPA: • Passive recreation • Utility Lines and roads • Limited Water facilities and other essential public facilities • Brush Management Zone 2 • Limited agriculture	Within the RCA, uses would be limited to passive recreation including the River Pathway and would include buffers intended to protect the water quality, hydrology, and biological resources habitat areas.	Consistent ✓
Section 1.4.2 General Planning and Design Guidelines		
Section 1.4.2 contains general planning policies and design guidelines for roadways, fencing, lighting, signage, materials storage, mining and flood control to minimize potential impacts of these facilities or land uses on biological resources within the MHPA.	The Master Plan contains Design Guidelines that would guarantee the long-term conservation of biological resources consistent with the MSCP. • Master Plan Section 4.2, Relationship to MSCP and ESL Regulations, outlines development requirements that are consistent with the ESL. All proposals in and adjacent to the River would map the following three boundaries: 1. The River Corridor and River Influence Areas of the San Diego River Park Master Plan (this boundary can be determined by applying the Master Plan guidelines). 2. The MHPA boundary (this boundary has been mapped and can be accessed from SANGIS mapping systems. 3. The Wetland Buffer (this boundary will be determined based on the biological resources present at the time of project submittal). Section 4.2 also notes that once the boundaries are mapped, the largest mapped boundary will prevail. In some areas where the MHPA and the wetland buffer are larger than the River Corridor, the River Pathway will be required to be	Consistent ✓

MSCP Subarea Plan	San Diego River Park Plan Consistency Discussion	Consistency Determination

	outside the MHPA and the wetland buffer.
	• Master Plan Section 4.3.2.4, San Diego River Pathway, outlines how impacts on the MHPA would be minimized within the RIA:
	  ○ If any part of the River Corridor Area is mapped MHPA or determined to be a wetland buffer area, the river pathway would be moved just outside of these areas.
	• Master Plan Section 4.3.4.1, River Pathway Lighting, identifies lighting options for the pedestrian path and associated facilities in the RCA that would be consistent with the MSCP Subarea Plan:
	  ○ Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).
	• Master Plan Section 4.3.4.7, Plant Material, outlines guidelines for the use of native plant species in all areas of the RCA consistent with ESL Regulations, and the use of nonnative grasses in areas outside the MHPA only:
	  ○ Use native trees, shrubs, grasses and perennial plants appropriate to the specific microclimatic, soil and moisture conditions of each river reach within the River Corridor Area. Group plant species according to plant communities appropriate to the location. Remove all invasive, nonnative species and replace with native plant materials.	

MSCP Subarea Plan	San Diego River Park Plan Consistency Discussion	Consistency Determination
	○ Nonnative turf grasses are not acceptable in the River Corridor Area except where community or neighborhood public parks occur. Public parks may use nonnative turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area.	
Section 1.5.2 General Management Directives		
Section 1.5.2 provides general management directives that apply to mitigation efforts, restoration, revegetation, public access, trails and recreation, litter and trash storage, adjacency management issues, invasives and exotics control as well as flood control	• Master Plan Section 4.3.4.1, River Pathway Lighting, identifies lighting options for the pedestrian path and associated facilities in the RCA that would be consistent with the MSCP Subarea Plan: ○ Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).	
	• Master Plan Section 4.3.4.7, Plant Material, outlines guidelines for the use of native plant species in all areas of the RCA consistent with ESL Regulations, and the use of nonnative grasses in areas outside the MHPA only: ○ Use native trees, shrubs, grasses and perennial plants appropriate to the specific microclimatic, soil and moisture conditions of each river reach within the River Corridor Area. Group plant species according to plant communities appropriate to the location. Remove all invasive, nonnative species and replace with native plant materials. ○ Nonnative turf grasses are not acceptable in the River Corridor Area except where community	Consistent ✓

MSCP Subarea Plan	San Diego River Park Plan Consistency Discussion	Consistency Determination
	or neighborhood public parks occur. Public parks may use nonnative turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area. • In accordance with Chapter 4.2 of the Master Plan and as shown in Figure 3-3, the RCA is defined as the existing 100-year floodway (as mapped by FEMA) plus a 35-foot Path Corridor on both sides of the floodway. No Master Plan recreational elements associated with the Path Corridor would be developed in the floodway.	

City of San Diego Municipal Code and Community Plan Amendments

The Municipal Code Amendments and applicable community plans would not conflict with the adopted MSCP or ESL. The amendments would implement the Master Plan Design Guidelines and would be consistent with the MSCP and ESL. In addition, the intent of the amendments is to only incorporate the policies of the Master Plan, and no action is proposed that would conflict with the MSCP or ESL. Therefore, the Master Plan would not result in a conflict with the adopted MSCP or ESL and no impact would occur.

Significance of Impact

LU-1: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in increased impacts on biological resources within the MHPA and/or exceed development limits within the MHPA. Construction of these facilities is considered a potentially significant impact.

Mitigation Framework

LU-1: To reduce potentially significant impacts on Environmentally Sensitive Lands within the MHPA, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment, would be submitted for review in accordance with the CEQA Significance Thresholds for consistency determination with the MSCP Subarea Plan, the MSCP Land Use Adjacency Guidelines, the ESL Regulations, consistency with the Master Plan PEIR, and all other applicable federal and state regulations. The regulations for new development would reduce potential impacts on Environmentally Sensitive Lands inside the MHPA and help conserve the long-term biological resources consistent with the MCSP.

Future actions implemented in accordance with Reach Recommendations, Design Guidelines, and the Municipal Code Amendments shall be submitted for review in accordance with the CEQA Significance Thresholds, which requires that a site-specific biological resources survey be

prepared in accordance with City of San Diego Biology Guidelines. Any future projects resulting in impacts on Environmentally Sensitive Lands inside the MHPA, on sensitive plant or wildlife species, and/or on resources resulting from projects that exceed the allowable level of development within the MHPA shall complete an MHPA Boundary Line Adjustment and obtain City, CDFG, and USFWS concurrence prior to project approval/construction. Projects proposing impacts on Environmentally Sensitive Lands would implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2) and provide suitable mitigation in accordance with the MSCP Subarea Plan.

For all projects adjacent to or within the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of any authorization to proceed, the following shall occur:

- Lighting shall be directed away from the MHPA, and shielded if necessary, and a note shall be included on the plans to the satisfaction of the Environmental Designee (ED).
- Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- The landscape plan shall be review and approved by the ED to ensure that no invasive nonnative plant species shall be planted in or adjacent to the MHPA.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation.
- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED.

Mitigation for Short-term Impacts on Sensitive Species from Project Construction

- Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, as outlined below, shall be required for any grading or clearing activities.
- Prior to the issuance of any authorization to proceed, the City's ED shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher are shown on the grading and building permit plans:
- No clearing, grubbing, grading or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher; between March 15 and September 15, the breeding season of the least Bell's vireo; and between May 1 and September 1, the breeding season of the southwestern willow flycatcher, until the following requirements have been met to the satisfaction of the LDR:
    - A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey habitat areas (only within the MHPA for gnatcatchers) that would be subject to

construction noise levels exceeding 60 decibels hourly average (dB[A]) for the presence of coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of construction. If coastal California gnatcatcher, least Bell's vireo, and/or southwestern willow flycatcher are present, then the following conditions must be met:

a. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no clearing, grubbing, or grading of occupied habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; AND

b. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of the occupied habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with the listed animal species) and approved by the ED at least 2 weeks prior to the commencement of construction activities; OR

c. At least 2 weeks prior to the commencement of clearing, grubbing, grading, and/or any construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the aforementioned avian species. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB (A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the appropriate breeding season.

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

- If the aforementioned avian species are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ED and applicable resource agencies that demonstrates whether mitigation measures such as noise walls are necessary during the applicable breeding seasons of March 1 and August 15, March 15 and September 15, and May 1 and September 1, as follows:
  a. If this evidence indicates the potential is high for the aforementioned avian species to be present based on historical records or site conditions, then Condition 1-b or 1-c shall be adhered to as specified above.
  b. If this evidence concludes that no impacts on the species are anticipated, no new mitigation measures are necessary.

If the permittee begins construction prior to the completion of the protocol avian surveys, then the Development Services Department shall assume that the appropriate avian species are present and all necessary protection and mitigation measures shall be required as described above.

If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to Mitigation Monitoring Coordination (MMC) prior to the preconstruction meeting.

If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated in to the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation would be required.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures outlined in this PEIR, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Plan (MSCP) Subarea Plan and the Multi-Habitat Planning Area (MHPA) adopted for the purpose of avoiding or mitigating an environmental effect for the area remains significant and unavoidable, even with adherence to the Mitigation Framework.

Section 5.2 Visual Effects and Neighborhood Character

5.2.1 Introduction

This section discusses the Master Plan's visual effect and the existing neighborhood character within the Master Plan Study Area, and describes the potential impacts that would result from implementation of the Reach Recommendations and Design Guidelines within the RCA/RIA. The analysis below describes the existing conditions, vantage points, state scenic highways, sources of light and glare, the regulatory setting, and the Master Plan's potential visual effects and impacts on neighborhood character.

5.2.2 Existing Conditions

Environmental Setting

Regional Setting

The Master Plan Study Area would be within the Coastal Plain and Mountain Valley sub-provinces of the Peninsular Ranges region. The Coastal Plain is characterized by coastlines, bays, lagoons, canyons, mesas, natural vegetation, and urban and commercial development. The Mountain Valley sub-provinces of the Peninsular Ranges Physiographic Province are characterized by rolling to hilly uplands that contain frequent narrow, winding valleys. The Master Plan Study Area can be characterized as a linked series of six discrete reaches traditionally distinguished by hydrologic characteristics, and are based upon distinct topographic condition, spatial experience, and/or land use. These reaches include the Estuary (extending from the Pacific Ocean to the I-5), Lower Valley (extending east from I-5 to I-15 and including Qualcomm Stadium), the Confluence (I-15 to Friars Road Bridge), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (Mission Trails Regional Park to the City of Santee). The existing visual resources in each of the six reaches are discussed below.

Estuary

The Estuary reach extends from the Pacific Ocean to I-5. It offers a sense of openness with expansive views of the open River channel. These long, picturesque views display the unique wildlife habitats of the estuarine ecosystem. Topographic conditions within the estuary reach are generally flat and consist of sand and rock as the River approaches the Pacific Ocean.

Lower Valley

The Lower Valley reach extends from I-5 to I-15. This area includes the Mission Valley Preserve, Sefton Park softball field, and an intensely developed river valley that includes a golf course, stadium, hotels, shopping facilities, residential development, a library, and food and drink establishments. The River itself is highly altered in this section, and most of the land in the vicinity is developed. This heavy urbanization is characterized by parking lots and roadways, massive infrastructure projects, and relatively high density development.

Confluence

The Confluence reach extends from I-15 to Friars Road Bridge. This reach is partially enclosed by a steep canyon wall to the west, industrial uses to the east of the River, and I- 8 to the south. Below Friars Road Bridge, a series of old gravel mining ponds constrain the River and impede the normal hydrologic activities of the River system.

Upper Valley

The Upper Valley reach extends from Friars Road Bridge to the western boundary of Mission Trails Regional Park. It is comprised of complex physiographic and surface conditions, offering a diversity of experiences from the enclosure of steep valley walls in the east to a broad and open valley near Admiral Baker Golf Course. This reach is heavily impacted by a gravel extraction mine that borders Mission Trails Regional Park (Superior Mine), the Admiral Baker Golf Course, dense development, and sage scrub habitat.

Gorge

The Gorge reach is primarily comprised of land in Mission Trails Regional Park, but there is some privately owned land between Mission Trails Regional Park and Mast Boulevard. The Gorge reach offers a strong sense of enclosure reinforced by the rising walls of Fortuna and Kwaay Paay Mountains. This is the most naturally vegetated and preserved reach in the San Diego River Park. Mission Trails Regional Park has preserved the River Valley's original landscape of sage scrub, chaparral, and oak woodland and riparian habitats in exceptional condition.

Plateau

The Plateau reach extends east from the privately owned land adjacent to Mission Trails Regional Park to the City of Santee. The terrain opens up and reveals expansive views to the hills above Santee and to the distant mountains in the Cleveland National Forest. This expanse offers a sense of release from the narrow, enclosed condition of the River in the Gorge reach. A human-made berm, on the north side of the River, separates the River from Carlton Oaks Golf Course; State Route (SR) 52 runs to the south of the River.

5.2.3 Public Vantage Points

For the purpose of this analysis, six public vantage points have been identified that provide visual access to the six reaches identified above. These vantage points also show how regional development, which is a contributor to the River's aesthetic value, interacts with the natural environment in the reaches. The vantage points are described below and shown in Figures 5.2-1 through 5.2-6. For this analysis, the foreground is defined as less than 0.5 mile from the identified public vantage point, the middleground as 0.5 to 3 miles, and the background as more than 3 miles.

Public Vantage Point 1: Estuary

As shown in Figure 5.2-1, this vantage point is looking east in the Estuary reach and offers a view of the River, the development along the River, and Mission Valley. A supplemental photo in Figure 5.2-2 is looking northeast in the Estuary reach and offers a view of the River.

Figure 5.2-1
Public Vantage Point 1: Estuary
San Diego River Park EIR

Figure 5.2-2
Estuary San Diego River Park EIR

From this vantage point, foreground views show the existing pathway and bench located to the south of the River. Also to the south of the existing pathway are palm trees, a landscaped lawn, a hotel, and a public parking lot. Extending from the foreground to the middleground, north of the pathway is the River, the Southern Wildlife Preserve, and coastal dune vegetation. The two different visual characters on the north and south sides of the pathway show the transition between the natural environment and the built environment. Also located in the middleground is the Sunset Cliffs Boulevard Bridge over the River. In the background, the Sea World Tower is visible. In the more distant background, the light exterior of the University of San Diego can be seen atop the slopes on the north side of Mission Valley. Background views are defined by the slopes on the north side of the Lower Valley.

Public Vantage Point 2: Lower Valley

As shown in Figure 5.2-3, this vantage point in the Lower Valley reach is on the north side of the River and west of Camino Del Este, atop a staircase that extends north from the existing pathway and adjacent to residential development. A supplemental photo in Figure 5.2-4 is looking west in the Lower Valley reach and offers a view of the River.

In the immediate foreground, Camino Del Este crosses the River. To the east of the road, there is dense riparian habitat along the River, and a street light stands at a comparable height to this habitat. Also in the immediate foreground and extending beyond is the existing pathway, surrounded on both sides by dense riparian habitat and dense vegetation. Beyond the immediate foreground, the fill that resulted from the First San Diego River Improvement Project (FSDRIP) sits in the middle of the River, and the elevated tracks of the San Diego Metropolitan Transit System Trolley Line (Trolley) cross the River. Further views of the middleground are blocked by the dense riparian habitat along the River. The tracks of the Trolley and the poles and wires above the tracks overlie the hills in the background. The slopes on the southern side of the Lower Valley exhibit slightly rolling topography, muted green vegetation, electrical towers and power lines, and residential development on the heights of the River Valley's slopes.

Public Vantage Point 3: Confluence

As shown in Figure 5.2-5, this vantage point in the Confluence reach is on the north side of Friars Road north of the River, facing northeast with a background that shows the mountains of Mission Trails Regional Park. A supplemental photo in Figure 5.2-6 is looking east in the Confluence reach and offers a view of the River, development located east of the River in the Grantville community, and a view of the Friars Road bridge.

In the immediate foreground, views of the actual water body of the River are obstructed by invasive vegetation sitting atop its surface. Also, in the foreground and south of the River there are riparian habitats, and, in the foreground and middleground, there are mature trees just below the line of sight leading to the horizon. Other views toward the east in the middleground are of commercial and medical land uses. The Grantville location of the Kaiser Permanente Medical Hospital obstructs views of the horizon on the easternmost portion observed from this vantage point. In the background, there are views of scattered structures and, in the distant background, the ridgelines of the mountains of Mission Trails Regional Park.

Public Vantage Point 4: Upper Valley

As shown in Figure 5.2-7, this vantage point in the Upper Valley reach is oriented toward the west from an elevated topographic location on the south side of Mission Gorge Road.

Foreground views show Mission Gorge Road, and relatively tall vegetation on the north side of the road obstructs views of the middleground. In the middleground, views of the lower topographic elevation of the Upper Valley are partially obstructed by the roadside vegetation in the foreground. In the southernmost portion of the middleground views lies the Superior Mine, also partially obstructed by roadside vegetation. Also in the middleground, located to the north and west of Superior Mine, is the Admiral Baker Golf Course, characterized by the green valley floor. The River is located in the middleground but views are obstructed by the surrounding development. In the background, hills located to the northwest of the River in the Confluence reach show silhouettes of trees atop the hillsides.

Public Vantage Point 5: Gorge

As shown in Figure 5.2-8, this vantage point in the Gorge reach is located in Mission Trails Regional Park along Father Junipero Serra Trail, facing north from the southern side of the River.

Views in the immediate foreground show the dense riparian habitat along Father Junipero Serra Trail. Foreground views extend to the lowest topographic elevation where the dense riparian habitat is a bright green and obstructs views of the River. The middleground contains the southern-facing slopes of the topography north of the River. The ridgeline of the slopes exhibits slightly rolling topography and muted green vegetation.

Public Vantage Point 6: Plateau

As shown in Figure 5.2-9, this vantage point in the Plateau reach is on the north side of SR-52, the east side of West Hills Parkway, north of the River.

In the immediate foreground, there are views of West Hills Parkway, the guard-rail, the sidewalk, and the unpaved soil that stretches east of West Hills Parkway. Also in the foreground is the elevated SR-52, which crosses West Hills Parkway and the River and obstructs most views of middleground and background features. The dense riparian habitat along the north side of the River stands as tall as the elevated SR-52 and obstructs any views of the River. In the distant foreground, West Hills Parkway makes a transition from darker to lighter road as it traverses the River. In the middleground, views of residential development are obstructed by dense vegetation and SR-52. In the background, there is a minimal view of the ridgeline of Mission Trails Regional Park mountains, although they are almost completely obstructed by the elevated SR-52.

5.2.4 State Scenic Highways

There are no officially designated state scenic highways within the Master Plan Study Area. I-8, located south of the Estuary and Lower Valley, is an eligible state scenic highway. Along the Estuary reach, there are views of the River Park from I-8. The views are similar to those shown in Figure 5.2-1 but from a more southerly viewpoint. There are no significant views of the River Park in the Lower Valley because dense development impedes views.

Figure 5.2-3
Public Vantage Point 2: Lower Valley
San Diego River Park EIR

Figure 5.2-4
Lower Valley San Diego River Park EIR

Figure 5.2-5
Public Vantage Point 3: Confluence
San Diego River Park EIR

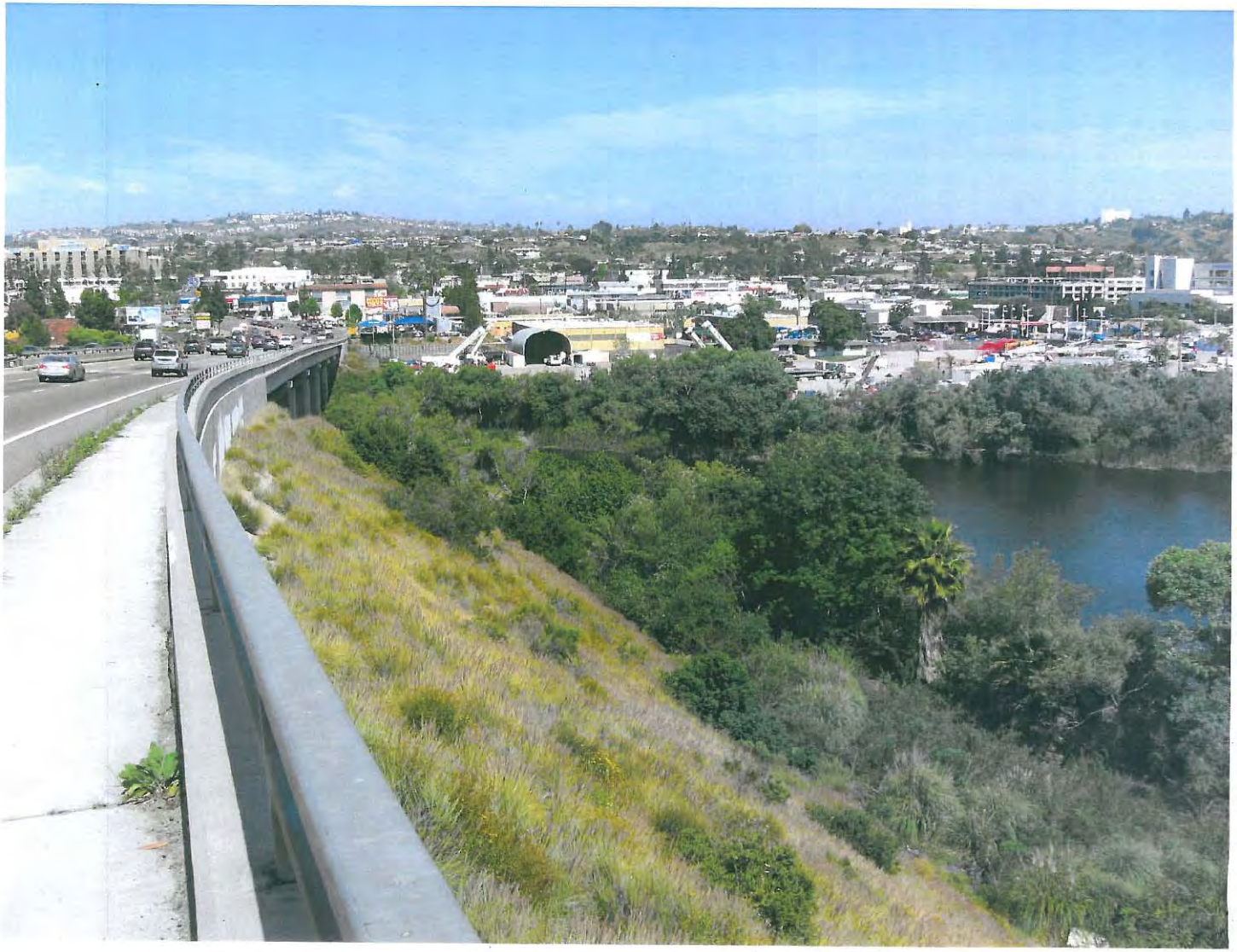

Figure 5.2-6
Confluence San Diego River Park EIR

Figure 5.2-7
Public Vantage Point 4: Upper Valley
San Diego River Park EIR

Figure 5.2-8
Public Vantage Point 5: Gorge
San Diego River Park EIR

Figure 5.2-9
Public Vantage Point 6: Plateau
San Diego River Park EIR

5.2.5 Sources of Light and Glare

There is average lighting and sources of glare from infrastructure immediately surrounding the River. The lighting along existing pathways, buildings, parking lots, and other development along the River is for security purposes. During certain times of the day, some glare results from parked cars in large surface parking lots and sunlight reflected off window glazing on commercial buildings.

5.2.6 Regulatory Setting

This section provides summary background information regarding applicable visual effects and neighborhood character regulations at the federal, state, and local levels.

Federal Regulations

There are no federal visual effects and neighborhood character regulations that are applicable to this Master Plan.

State Regulations

California Scenic Highway Program

The California Department of Transportation (Caltrans) manages the State Scenic Highway Program. This program was created in 1963 by the California legislature to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. The State Scenic Highway Program includes a list of highways that are eligible for designation, or have been designated, as scenic highways. A highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes on the traveler's enjoyment of the view. (Caltrans 2009)

Local Regulations

City of San Diego General Plan—Urban Design Element

The Urban Design Element of the General Plan provides overall Citywide urban design policies with aims of achieving quality design over time. The purpose of the Urban Design Element is to guide physical development toward a desirable scale and character that is consistent with the social, economic, and aesthetic values of the City. The goals and policies of the Urban Design Element provide the initial guidance for the pattern of scale and development and the character of the built environment. The goals and policies place an emphasis on the connection between the built environment and natural features. Policies in the Urban Design Element are expected to be supplemented by site-specific community plan recommendations. (City of San Diego 2008)

City of San Diego Municipal Code

The Municipal Code contains all regulatory ordinances for the City. Chapters 11–15 of the Municipal Code are referred to as the LDC, which includes lighting, glare, height, bulk, and architectural regulations. The LDC also includes Mission Valley PDO, the MTDDODM, and the Navajo CPIOZ, which have been amended to establish a River Subdistrict to implement the Master Plan Design Guidelines.

5.2.7 Impacts

Issue 1: Would the Master Plan result in a substantial change to natural topography or other ground surface relief features?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds do not include guidelines for determining potentially significant visual quality impacts related to natural topography or other ground surface relief features.

For purposes of this analysis the following thresholds from Appendix G of the State CEQA Guidelines are used:

- Would the Master Plan substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Would the Master Plan substantially degrade the existing visual character or quality of the site and its surroundings?

Impact Analysis

Master Plan

Estuary Reach – Pacific Ocean to Interstate 5

The Estuary reach along the River consists of generally flat topography with little variation in ground surface relief features. The Master Plan includes Design Guidelines for the future development of shade structures, picnic and overlook structures, and additional signage within the RCA, and substantial changes to natural topography or other ground surface relief features are not expected with construction or grading of these types of small structures. In addition, because of the generally built out nature of existing neighborhoods within the Estuary reach, extensive new development is not anticipated within this reach. As such, potential changes to topography within the Estuary reach associated with implementation of the Design Guidelines and construction of future Reach Recommendation projects would not be substantial. Therefore, impacts would be less than significant.

Lower Valley Reach – Interstate 5 through Mission Valley to Grantville

The Lower Valley reach within Mission Valley is highly urbanized with regional shopping, residential uses, and major highway infrastructure. Topographic conditions are flat within the RCA, while the southern end of this reach begins to slope moderately to the south. Future Master Plan improvements proposed within the RCA would include the River Pathway, shade structures, shelters, and pergolas for picnic areas and would not result in significant earthmoving activities or substantial changes in topography or other ground surface relief features. Although the location of these structures is not identified in the Master Plan the potential exists that the structures would be placed on areas characterized by undulating or sloping topography. However, grading for these types of small structures and the River Pathway is not anticipated to be extensive. In addition, the Master Plan includes the following design guidelines intended to ensure that Master Plan facilities are designed to minimize impacts on underlying topography. Considering the relatively small scale of structures proposed within the RCA and that the Master Plan contains Design Guidelines that

would minimize impacts of future development on topography it is anticipated that implementation of the Master Plan would result in less-than-significant impacts on natural topography or other ground surface relief features.

- **Chapter 4.3.2.4 – River Pathway**: In cases where site conditions, or topography, do not allow for the river pathway, a narrower pedestrian trail would be provided.
- **Chapter 4.3.2.5 – Pedestrian Trails**: Trails would have an alignment that responds to natural conditions with minimal grading and disturbance to existing vegetation. Trails would meander where possible.
- **Chapter 4.3.3.2 – Placement of Structures:** Locate structures at views of the river and valley walls, and take advantage of interesting topographic, historic or scenic conditions.

Infill development and redevelopment opportunities to provide new orientation to the River do exist within the RIA, such as the Riverwalk Golf Course and Qualcomm Stadium; however, as described in the Mission Valley Community Plan, "the topography of the Valley is that of a wide, flat floodplain surrounded by steep slopes and mesas to the north and south." The steep slopes and mesas occur outside the proposed RIA, and implementation of Master Plan Reach Recommendations or Design Guidelines within the RIA in the Lower Valley would not likely be located on the steep slopes of the Lower Valley. As a result, impacts associated with implementation of Master Plan Reach Recommendations or Design Guidelines within the RIA of the Lower Valley reach on natural topography would be less than significant.

Confluence and Upper Valley Reaches – Grantville to Mission Trails Regional Park

The Confluence and Upper Valley reaches are located between I-15 and the western boundary of Mission Trails Regional Park. Development within this area is also highly urbanized, similar to the Lower Valley, and topographic conditions include a variety of canyons, including a canyon wall along the west side of the River. Areas along the east side of the River are generally flat and contain primarily industrial and retail development. Future improvements within the RCA would include shade structures, shelters, and pergolas for picnic areas, and interpretive and scenic overlooks. Construction operations within the Confluence and Upper Valley reaches associated with the implementation of shade structures, shelters, pergolas, and outlook areas would not involve extensive grading operations, and considering that the terrain within this reach is generally flat, potential impacts resulting in substantial changes to topography or ground relief surface features would not occur. Therefore, impacts would be less than significant.

There are opportunities for future development within the RIA in the Confluence and Upper Valley reaches within the Tierrasanta, East Elliot, and Navajo Community Plans. Future development activities would involve infill development and redevelopment along the River pursuant to the existing land use designations and regulations specified by the applicable community plan and the design guidelines included with the Master Plan. Steep hillsides within the Tierrasanta, East Elliot, and Navajo Communities are designated with a "Hillside Review (HR) Overlay Zone" and the applicable community plans contain policies related to hillside preservation and complimentary design considerations for development. Implementation of the Master Plan Design Guidelines with the RIA would be incorporated into the design of the proposed structures or other facilities such as parking, and, therefore, the RIA Design Guidelines would not affect the grading proposed for these structures or result in direct disturbance of existing topography. Because the existing hillside development regulations and zones within the Confluence and Upper Valley reaches would apply to development and implementation of the Master Plan Design Guidelines would not result in direct

disturbance of existing topography, impacts within the RIA associated with implementation of Master Plan Reach Recommendations or Design Guidelines related to substantial changes in topography or other ground surface relief features would be less than significant.

Gorge and Plateau Reaches – East Elliot Area

The Gorge reach is defined primarily as the Mission Trails Regional Park but also includes privately owned land between Mission Trails Regional Park and Mast Boulevard. Areas within the Mission Trails Regional Park would apply the Design Guidelines or the Mission Trails Regional Park Master Plan. The Plateau reach extends east from the privately owned land adjacent to the Mission Trails Regional Park to the City of Santee. Areas east of Mission Trails Regional Park, which include a portion of the Gorge reach and the entire Plateau reach, would apply design guidelines within the RCA and RIA.

Similar to the other reaches, recommended improvements within the RCA include shade structures, shelters, and pergolas for picnic areas, and interpretive and scenic overlooks. Construction operations within the Gorge and Plateau reaches associated with implementation of shade structures, shelters, pergolas, and outlook areas would not involve extensive grading operations, and potential impacts resulting in substantial changes to topography or ground relief surface features would be less than significant. Within the Gorge and Plateau reaches, an Open Space (OS) land use designation is applied within the entire RIA by the East Elliot Community Plan, and there is limited potential for development. Also, a majority of the RIA within the East Elliot Community Plan is part of the existing Carlton Oaks Golf Course. As a result, impacts would be less than significant.

City of San Diego Municipal Code/Community Plan Amendments

The Municipal Code Amendments and Community Plan Amendments would implement the Master Plan Design Guidelines. Therefore, the conclusions of the analysis presented above also would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

Implementation of the Master Plan, including development permitted within the RCA and RIA, would not result in adverse changes to natural topography or other ground surface relief features that would adversely impact the visual character of the valley. Possible changes to the River topography implemented in accordance with the Master Plan to address water quality or to improve hydrology would not result in substantial adverse changes to the visual character of the River. No changes to the topography of the River would occur without conducting site-specific project-level analysis of the proposed changes. Any projects developed in accordance with the Community Plan Amendments would continue to be subject to site-specific CEQA impact analysis. Therefore, because future analysis will be required for subsequent projects, the Community Plan Amendments would not result in any impacts related to substantial changes in natural topography or other ground surface relief features.

Mitigation Framework

No mitigation is required. Descriptions of the existing City regulations and Community Plans as well as Master Plan Design Guidelines, which minimize potential adverse impacts on existing topography, are summarized in the impact analysis provided above.

Issue 2: Would implementation of the Master 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 Master 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?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant visual quality impacts related to view changes. Based on these thresholds, impacts on public views are considered significant if the Master Plan would:

- Substantially block a view through a designated public view corridor shown in an adopted community plan, the General Plan, or the Local Coastal Program.
- Cause substantial view blockage from a public viewing area of a public resource (such as the ocean) that is considered significant by the applicable community.

Impact Analysis

The following impact analysis addresses both Issues 2 and 3. The analysis of impacts on views and visual character is divided into the Community Plan areas. The impact analysis is presented in this format because the Community Plans contain information regarding important aspects of the visual character of each community as well as specifics on important view corridors or important visual features within each community.

There are no designated public view corridors specifically shown within the Mission Valley Community Plan, and impacts related to substantially blocking a view through a designated public view corridor would not occur within the Mission Valley Community Plan. However, the Mission Valley Community Plan does refer to maintenance of views that are considered public viewing areas of a public resource, including views of the Presidio (Serra Museum), Mission San Diego de Alcala, San Diego Jack Murphy Stadium (Qualcomm), and the Jack Schrade Bridge (I-805). As stated on page 183 of the Mission Valley Community Plan, "New development located nearby should complement the landmarks, and should be sited so as not to hide them from view. Special development considerations should be established within the landmark view sensitive areas of the Plan." Also, as stated on pages 169–170 of the Mission Valley Community Plan, future projects would "maintain view corridors to identified community landmarks as a means of establishing the uniqueness and maintaining the visual qualities of the community and as a means of providing orientation within the valley. This can be accomplished, in part, through the use of Specific Plans and Planned Development permits."

There are no designated public view corridors specifically shown within the Tierrasanta Community Plan, and impacts related to substantially blocking a view through a designated public view corridor would not occur within the Tierrasanta Community Plan. Page 68 of the community plan does refer to public resource views, stating "there should be ample public view of and access to the [Mission Trails Regional] park."

The East Elliot and Navajo Community Plans do not include designated public view corridors or a public viewing area of a public resource that is considered significant, and no impacts would occur. The Navajo Community Plan states that hillside view preservation would be considered in the design of new streets.

River Corridor Area

Although the Master Plan does not involve the specific siting of improvements within the RCA, future improvements would be limited to the River Pathway, shade structures, shelters, and pergolas for picnic areas. Grading for these types of small structures and the River Pathway is not anticipated to be extensive. These types of structures would not be of a large scale or height. Considering the structures would involve minimal grading and would be a relatively small in scale it is not anticipated that the structures would obscure views from public vantage points. The River Pathway and structures within the RCA would not result in adverse impacts on views identified as important with the Mission Valley Community Plan including the Presidio (Serra Museum), Mission San Diego de Alcala, San Diego Jack Murphy Stadium (Qualcomm), and the Jack Schrade Bridge (I-805). These structures would also not block any views of the Mission Trails Regional Park, which is a policy of the Tierrasanta Community Plan. In addition, the Master Plan includes the following Design Guidelines intended to ensure that Master Plan facilities proposed with the RCA are designed to minimize impacts on the visual character of the area or on any particular views. Considering the relatively small scale of structures proposed within the RCA and that the Master Plan contains Design Guidelines to minimize impacts on views and visual character it is anticipated that implementation of the Master Plan Reach Recommendations or Design Guidelines within the RCA would result in less-than-significant impacts on the visual character or views from public or private vantage points considered important by local community plans.

- **Chapter 4.3.2.5 – Pedestrian Trails**: Trails would have an alignment that responds to the natural conditions with minimal grading and disturbance to existing vegetation. Trails would meander where possible.
- **Chapter 4.3.3.2 – Placement of Structures**: Locate structures at views of the river and valley walls, and take advantage of interesting topographic, historic or scenic conditions….Locate Structures for visibility from public streets or the river pathway.
- **Chapter 4.3.4.1 – River Pathway Lighting:** Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations)….The overall conceptual approach to illuminating the River Corridor Area would be to balance safety and security with nighttime visibility and function through light color selection and reduction of glare.
- **Chapter 4.3.4.7 – Plant Material**: Place plants within the River Corridor Area to preserve and enhance views of the river and the river pathway. In addition, locate plants that preserve and enhance views from public streets or recreation areas.

As shown in Figures 5.2-5, 5.2-6, 5.2-7, and 5.2-8, views from major roadways such as Friars Road and Mission Gorge Road include expansive views of the River, with adjacent urban and residential uses. Construction and grading for the River Pathway, shade structures, shelters, and pergolas for picnic areas would not substantially alter existing views from these roadways. The River Pathway would be within a relatively small 35-foot Path Corridor that upon completion would not result in

adverse impacts on views from these roadways. Grading for these types of small structures and the River Pathway is not anticipated to be extensive because their proposed sites near the existing River are relatively level. In addition, these types of structures would not be of a large scale or height. Considering the structures and River Pathway would involve minimal grading and would be relatively small in scale it is not anticipated that the structures or completion of the grading for these improvements would obscure views or adversely impact views from major roadways. Therefore, impacts would be less than significant.

River Influence Area

The Master Plan does not identify specific development proposals within the RIA; however, the Design Guidelines do provide recommendations pertaining to site coverage, building heights and setbacks, materials, lighting, signage, landscaping, fences, and walls to influence future development to relate to the River. Implementation of the Master Plan Design Guidelines within the RIA would be incorporated into the design of the proposed structures or other facilities such as parking, and, therefore, implementation of the RIA Design Guidelines would not affect the grading proposed for these structures or result in direct impacts on visual resources. In addition, the Master Plan includes the following guidance intended to ensure that Master Plan Design Guidelines proposed with the RIA are designed to minimize impacts on the visual character of the area or on any particular views. Many of the Design Guidelines are designed to have beneficial effects on the visual character of proposed developments. As a result, it is anticipated that future development pursuant to the Master Plan within the RIA would not cause substantial view blockage from a public viewing area of a public resource considered significant by the Mission Valley Community Plan.

- **Chapter 4.4.2 – Site Planning for the River Influence Area**: Structures would be located and shaped in a manner that opens up views to the river from nearby districts, neighborhoods and hillsides…The active uses of a structure would be focused toward the river and inactive uses would be directed away from the river.
- **Chapter 4.4.2.1 – Maximum Structural Development Coverage:** According to the Mission Valley PDO, the maximum structural coverage of a parcel within 115 feet of the RCA would be 65%.
- **Chapter 4.4.2.2 – Building Heights and Setbacks:** Building heights would be restricted by the setback distance from the RCA as shown in Figure 3-9.
- **Chapter 4.4.3.4 – Building Transparency:** Building transparency would apply to all building façades that face the RCA. Requirements are listed in Section 3.2 of this document.
- **Chapter 4.4.4.6 – Building Lighting**: Within 100 feet of the RCA, exterior building lighting would be shielded with full cut-off, down cast lighting.

Significance of Impact

Impacts would be less than significant.

Mitigation Framework

No mitigation is required.

Issue 4: Would the Master Plan be compatible with surrounding development in terms of bulk, scale, materials, or style?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant visual quality impacts related to view changes. Based on these thresholds, impacts on public views are considered significant if the Master Plan would:

- Exceed the allowed height or bulk regulations and this excess results in a substantial view blockage from a public viewing area.

Impact Analysis

Master Plan

River Corridor Area

As stated previously in the impact analysis for Issues 2 and 3 above, potential future improvements within the RCA would be limited to the River Pathway, shade structures, picnic and overlook structures, and signage along the River. Also, guidelines for plant materials are provided in the Design Guidelines for the RCA and state that "plant materials in the river corridor areas would consist primarily of tall canopy trees and low growing shrubs, with limited use of smaller multi-stem tree species on the non-river side of the pathway."

In the City, most of the River lies within urbanized areas in central San Diego (primarily Mission Valley), and it is likely that the development of shade structures, picnic and overlook structures, and signage along the River with tall tree canopies would be compatible with the bulk and scale of surrounding development. The structures proposed within the RCA would be relatively small when compared with existing residential, commercial, and industrial structures immediately surrounding the RCA. In addition, within the Lower Valley and Upper Valley reaches of the River structures such as benches, picnic tables, and multi-use pathways are already placed along the River. As a result, impacts from implementing the Reach Recommendations and Design Guidelines within the RCA related to incompatibility with surrounding development in terms of bulk, scale, materials, or style would be less than significant.

River Influence Area

The Master Plan does not identify specific development proposals within the RIA. Therefore, it is not known how future development within the RIA would conform with existing scale and bulk of existing development. However, future development within the RIA would be subject to the Master Plan Design Guidelines, which include recommendations for site coverage, building heights and setbacks, materials, lighting, signage, landscaping, fences, and walls to relate future development to the River. These requirements are intended to protect views into the River Corridor and to prevent future development from creating visual walls that reduce public accessibility to the River. Chapter 4.4.2.1 of the Master Plan requires that maximum structural coverage of a parcel within 115 feet of the RCA would be 65% only in the Mission Valley PDO. Chapter 4.4.2.2 of the Master Plan requires that building heights vary based on setback from the River. The Design Guidelines also state that the existing zoning and land use regulations would apply if they are more restrictive. However, the Master Plan does not include specific development proposals within the RIA, and future

development would be subject to the underlying land use and zoning designations applied by the General Plan and the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans and LDC. Because any proposed development within the RIA would be subject to underlying regulations regarding bulk and scale and RIA Design Guidelines are intended to ensure that the bulk and scale of development is compatible with use of the River as a park, implementation of the Reach Recommendations and Design Guidelines within the RIA would not result in adverse impacts related to developments with incompatible bulk and scale.

City of San Diego Municipal Code/Community Plan Amendments

The Municipal Code Amendments and Community Plan Amendments would implement the Master Plan Design Guidelines. Therefore, the conclusions of the analysis presented above also would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

Impacts would be less than significant.

Mitigation Framework

No mitigation is required.

Issue 5: Would the Master Plan's land use changes cumulatively cause "extensive" view blockage (i.e., overall scenic quality is changed from natural view to man-made appearance)?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant visual quality impacts related to view changes. Based on these thresholds, impacts on public views are considered significant if the Master Plan would:

- Result in a cumulative effect by opening up a new area for development, which will ultimately cause "extensive" view blockage.

Impact Analysis

Master Plan

A cumulative impact resulting from opening up a new area for development resulting in extensive view blockage would not occur with implementation of the Master Plan. A majority of the improvements within the Path Corridor and in association with the Reach Recommendations would occur within the Lower Valley and Confluence reaches. As shown in Figures 5.2-1 through 5.2-9 these areas include natural areas associated with the River floodway. There is also riparian vegetation within areas that are primarily built out in the vicinity of the River, including a mix of urban uses such as commercial and residential, and major roadways. The Master Plan Reach Recommendations and Design Guidelines for the RCA/RIA do not involve any changes in land uses nor would they open up a new area for development because, as discussed in Section 5.1, "Land Use," the type of recreational land uses anticipated by the Master Plan are allowed by the underlying land use designations and zoning, and there would be no adverse visual impacts from

project implementation. In addition, the underlying land use designations and zoning regulations that apply to each community plan would continue to guide future development within their respective communities. Although the Master Plan would introduce new design guidelines to address future development as it relates to the River, no impacts would occur because no land use changes are proposed with the Master Plan. The Master Plan does recommend the development of shade structures, picnic and overlook structures, and signage along the River within the RCA. However, as discussed in the analysis for Issues 2, 3, and 4, development of these structures is not expected to result in significant impacts because the improvements are considered relatively small in size when compared to the surrounding urban environment along the River. The addition of the Master Plan Reach Recommendations would not contribute to any changes in land use or involve construction of any large structures that would change the visual character of the predominantly built out areas within the portion of the River covered by the Master Plan, and the RIA Design Guidelines are intended to benefit the visual character of development near the RCA. Therefore, impacts would be less than significant.

City of San Diego Municipal Code/Community Plan Amendments

The Municipal Code modifications and Community Plan Amendments would implement the Master Plan Design Guidelines. Therefore, the conclusions of the analysis presented above also would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

Impacts would be less than significant.

Mitigation Framework

No mitigation is required.

Section 5.3 Air Quality

5.3.1 Introduction

This section discusses air quality conditions within the Master Plan Study Area, and describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. A summary of the overall regulatory framework for air quality management in California and the region is also provided, as is a discussion of the Master Plan's consistency with air quality standards of the Municipal Code and relevant community plans.

5.3.2 Existing Conditions

The Master Plan Study Area is located within the San Diego Air Basin (SDAB), which consists of the entire San Diego County. The SDAB is bordered by the Pacific Ocean to the west, the South Coast Air Basin (SCAB) to the north, the Salton Sea Air Basin (SSAB) to the east, and the U.S.–Mexico border to the south.

5.3.3 Environmental Setting

Regional Climate and Meteorology

The County's climate is characterized by warm, dry summers and mild, wet winters and is dominated by a semi-permanent, high-pressure cell located over the Pacific Ocean. Areas within 15 miles of the coast, including the Master Plan Study Area, experience moderate temperatures and comfortable humidity. The warmest month of the year is August, while January tends to be the coolest. Precipitation is limited to a few storms during the winter season. Winds in the Master Plan Study Area usually are driven by the dominant land/sea breeze circulation system. During the day, regional wind patterns are dominated by on-shore sea breezes. At night, wind generally slows and reverses direction, traveling toward the sea.

The atmospheric conditions of the SDAB contribute to the region's air quality problems. Local terrain is often the dominant factor inland, and winds in inland mountainous areas tend to blow through the valleys during the day and down the hills and valleys at night.

Because of its climate, the SDAB experiences frequent temperature inversions. Typically, temperature decreases with height. However, under inversion conditions, temperature increases as altitude increases. Temperature inversions prevent air close to the ground from mixing with the air above it. As a result, air pollutants are trapped near the ground. During the summer, air quality problems are created by the interaction of the ocean surface and the lower layer of the atmosphere, creating a moist marine layer. An upper layer of warm air mass forms over the cool marine layer, preventing air pollutants from dispersing upward. Additionally, hydrocarbons and nitrogen oxides react under strong sunlight, creating smog. Light, daytime winds, predominately from the west, further aggravate the condition by driving the air pollutants inland, toward the foothills. During the fall and winter, air quality problems are created by carbon monoxide and nitrogen oxide emissions. High smog levels usually occur during autumn or winter, on days with summer-like conditions. Air quality recorded at the Alpine monitoring station is particularly affected by the inversion layer because the inversion sits at 2,000 feet above sea level. The monitoring station in Alpine is also at

2,000 feet. Thus, air quality at the station is generally the worst in the County (San Diego County Air Pollution Control District [SDAPCD] 2008).

High air pollution levels in San Diego's coastal communities often occur when polluted air from the SCAB, particularly from Los Angeles, travels southwest over the ocean at night, and is brought onshore into San Diego by the sea breeze during the day. Smog transported from the Los Angeles area is a key factor on more than 50% of the days San Diego exceeds clean air standards. Smog is transported to San Diego during relatively mild Santa Ana weather conditions. However, during strong Santa Ana weather conditions, pollutants are pushed far out to sea and miss San Diego. When smog is blown in from the SCAB at ground level, the highest concentrations are measured at coastal and near-coastal monitoring stations. When the transported smog is elevated, coastal sites may be passed over, and the transported smog is measured further inland and on the mountain slopes (SDAPCD 2008).

Primary Pollutants of Concern

The U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB) have established ambient air quality standards (AAQS) for six criteria pollutants: ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and particulate matter (PM), which consists of PM less than or equal to 10 microns (PM10) and PM less than or equal to 2.5 microns (PM2.5). Although not yet regulated by federal air standards, toxic air containments (TACs) and greenhouse gases (GHGs; see Section 5.13, "Greenhouse Gas Emissions") are also generated by vehicle exhaust and fossil fuel combustion.

Ozone

O_3, a colorless toxic gas, is the chief component of urban smog. O_3 enters the bloodstream and interferes with the transfer of oxygen, depriving sensitive tissues in the heart and brain of oxygen. O_3 also damages vegetation by inhibiting its growth. Although O_3 is not directly emitted, it forms in the atmosphere through a chemical reaction between reactive organic gas (ROG) and nitrogen oxides (NO_X) under sunlight. O_3 is present in relatively high concentrations within the SDAB, and the damaging effects of photochemical smog generally are related to the concentration of O_3. Meteorology and terrain play major roles in O_3 formation. Ideal conditions occur during summer and early autumn, on days with low wind speeds or stagnant air, warm temperatures, and cloudless skies.

Both the peak indicator and number of days exceeding state and federal ozone standards have decreased substantially over the last 20 years. However the SDAB is the only major air basin that the CARB has identified as a transport receptor, which means that air quality within the SDAB is affected by emissions in the neighboring SCAB and, to some extent, Mexico (CARB 2009a).

Carbon Monoxide

CO, a colorless and odorless gas, interferes with the transfer of oxygen to the brain. It can cause dizziness and fatigue and can impair central nervous system functions. CO is emitted almost exclusively from the incomplete combustion of fossil fuels. In urban areas, motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains emit CO. Automobile exhausts release most of the CO in urban areas. CO is a nonreactive air pollutant that dissipates relatively quickly, so ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions—primarily wind speed,

topography, and atmospheric stability. CO from motor-vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest CO concentrations measured in the SDAB typically are recorded during the winter.

CO emissions reductions within the SDAB mirror the decreasing statewide trend, despite increased vehicle miles traveled (VMT). Peak 8-hour CO decreased almost 58 parts per million (ppm) from 1988 to 2007. As a result, CO levels have not exceeded federal or state standards since 1989 (CARB 2009a).

Suspended Particulate Matter

Particulates can damage human health and retard plant growth. Health concerns associated with suspended PM focus on those particles small enough to reach the lungs when inhaled. Particulates also reduce visibility and corrode materials. PM10 is generated by both rural and urban sources, including agricultural burning, discing of agricultural fields, industrial emissions, dust suspended by vehicle traffic, and secondary aerosols formed by reactions in the atmosphere. Similar to PM10, PM2.5 is primarily the result of combustion in motor vehicles, particularly diesel engines, as well as industrial sources and residential/ agricultural activities such as burning.

PM10 concentrations have changed little and have displayed substantial year-to-year variability since monitoring began in 1989. This variability is a reflection of meteorology, the sporadic nature of events such as wildfires, and changes in monitoring locations. Additional emission controls will be needed to bring the SDAB into attainment with the state standards. Annual PM2.5 concentrations declined between 1999 and 2007. Measures adopted as part of Senate Bill (SB) 656, as well as programs to reduce ozone and diesel particulate matter (DPM) should help reduce public exposure within the SDAB (CARB 2009a).

Nitrogen Dioxide

NO_2, a brownish gas, irritates the lungs. It can cause breathing difficulties at high concentrations. As with O_3, NO_2 is not directly emitted, but is formed through a reaction between nitric oxide (NO) and atmospheric oxygen. NO and NO_2 are collectively referred to as NO_X and are major contributors to ozone formation. NO_2 also contributes to the formation of PM10 (see discussion of PM10 below). At atmospheric concentration, NO_2 is only potentially irritating. In high concentrations, the result is a brownish-red cast to the atmosphere and reduced visibility. There is some indication of a relationship between NO_2 and chronic pulmonary fibrosis. Some increase in bronchitis in children (2 and 3 years old) also has been observed at concentrations below 0.3 ppm.

Since 1990 ambient concentrations of NO_2 have been well below state and federal standards. The peak 1-hour concentration decreased nearly 50% from 1988 to 2007. Emission controls are in place to ensure continued attainment of state and federal NO_2 standards (CARB 2009a).

Sulfur Dioxide

SO_2 is an irritant gas that attacks the throat and lungs. It can cause acute respiratory symptoms and diminished ventilator function in children. SO_2 also can cause plant leaves to turn yellow and can erode iron and steel. SO_2 is a product of high-sulfur fuel combustion. Main sources of SO_2 are coal and oil used in power stations, in industries, and for domestic heating. Industrial chemical manufacturing is another source of SO_2. In recent years, SO_2 concentrations have been reduced by

the increasingly stringent controls placed on stationary-source emissions of SO_2 and limits on the sulfur content of fuels. SO_2 concentrations have been reduced to levels well below the state and national standards, but further reductions in emissions are needed to attain compliance with standards for sulfates and PM10, of which SO_2 is a contributor.

Lead

Prolonged exposure to atmospheric Pb poses a serious threat to human health. Health effects associated with exposure to Pb include gastrointestinal disturbances, anemia, kidney disease, and, in severe cases, neuromuscular and neurological dysfunction. Low-level Pb exposures during infancy and childhood are associated with decrements in growth and neurobehavioral performance (including intelligence-quotient performance, psychomotor performance, and reaction time).

Pb in the atmosphere occurs as particulate matter. Sources of Pb include leaded gasoline; the manufacturing of batteries, paint, ink, ceramics, and ammunition; and secondary Pb smelters. Prior to 1978, mobile emissions were the primary source of significant Pb concentrations in the atmosphere. Between 1978 and 1987, the phase-out of leaded gasoline reduced the overall inventory of airborne Pb by nearly 95%.

Toxic Air Contaminants

Although ambient air quality standards exist for criteria pollutants, no standards exist for TACs. TACs are a category of air pollutants that have been shown to have an impact on human health but are not classified as criteria pollutants. Many pollutants are identified as TACs because of their potential to increase the risk of developing cancer or because of their acute or chronic health risks. For TACs that are known or suspected carcinogens, the CARB consistently has found that there are no levels or thresholds below which exposure is risk-free. Individual TACs vary greatly in the risks they present. At a given level of exposure, one TAC may pose a hazard that is many times greater than that of another. For certain TACs, a unit risk factor can be developed to evaluate cancer risk. For acute and chronic health risks, a similar factor (called a *hazard index*) is used to evaluate risk. In the early 1980s, the CARB established a statewide comprehensive program to reduce exposure to air toxics. Air toxics are generated by a number of sources, including stationary sources, such as dry cleaners, gas stations, and combustion sources; mobile sources, such as diesel trucks, ships, and trains; and area sources, such as farms, landfills, and construction sites. Adverse health effects of TACs can be carcinogenic (cancer-causing), short-term (acute) noncarcinogenic, and long-term (chronic) non-carcinogenic. For perspective, one out of three Americans will eventually develop cancer, and 1 out of four will die from cancer. Therefore, the national average background cancer incidence is equivalent to 333,000 chances in 1 million.

In 1998, following a 10-year scientific assessment process, the CARB identified particulate matter from diesel-fueled engines as a TAC. In the *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles,* the CARB said that "Compared to other air toxics CARB has identified and controlled, diesel particulate matter emissions are estimated to be responsible for about 70% of the total ambient air toxics risk" (CARB 2000).

Ambient levels of selected TACs are measured by the CARB at several locations in southern California. The closest TAC monitoring stations to the Master Plan Study Area are Chula Vista and El Cajon, within the southern and eastern portions of the County, respectively. Both of these stations may potentially contain higher, as well as different, TAC concentrations than those near the Master Plan Study Area because of the distance from the site and the myriad of land uses in those areas.

Health Effects of Criteria Air Pollutants

Air pollutants are recognized to have a variety of health effects on humans. Research by the CARB shows that exposure to high concentrations of air pollutants can trigger respiratory diseases, such as asthma, bronchitis, and other respiratory ailments; and cardiovascular diseases. A healthy person exposed to high concentrations of air pollutants may become nauseated or dizzy, may develop a headache or cough, or may experience eye irritation and/or a burning sensation in the chest. When air pollutant levels are high, a common occurrence in southern California, children, elderly, and people with respiratory problems are advised to remain indoors. Outdoor exercise also is discouraged because strenuous activity may cause shortness of breath and chest pains. A brief discussion of the criteria pollutants and their effect on human health and the environment is provided in Table 5.3-1.

Table 5.3-1. Health Effects Summary of the Major Criteria Air Pollutants

Pollutants	Sources	Primary Effects
Ozone (O_3)	Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	Aggravation of respiratory and cardiovascular diseases. Irritation of eyes. Impairment of cardiopulmonary function. Plant leaf injury.
Nitrogen Dioxide (NO_2)	Motor vehicle exhaust. High temperature stationary combustion. Atmospheric reactions.	Aggravation of respiratory illness. Reduced visibility. Reduced plant growth. Formation of acid rain.
Carbon Monoxide (CO)	Incomplete combustion of fuels and other carbon containing substances, such as motor exhaust. Natural events, such as decomposition of organic matter.	Reduced tolerance for exercise. Impairment of mental function. Impairment of fetal development. Death at high levels of exposure. Aggravation of some heart diseases (angina).
Particulate Matter (PM2.5 and PM10)	Stationary combustion of solid fuels. Construction activities. Industrial processes. Atmospheric chemical reactions.	Reduced lung function. Aggravation of the effects of gaseous pollutants. Aggravation of respiratory and cardio respiratory diseases. Increased cough and chest discomfort. Soiling. Reduced visibility.
Sulfur Dioxide (SO_2)	Combustion of sulfur-containing fossil fuels. Smelting of sulfur bearing metal ores. Industrial processes.	Aggravation of respiratory diseases (asthma, emphysema). Reduced lung function. Irritation of eyes. Reduced visibility. Plant injury. Deterioration of metals, textiles, leather, finishes, coatings, etc.
Lead (Pb)	Contaminated soil.	Impairment of blood function and nerve construction. Behavioral and hearing problems in children.

Source: CARB 2009b

Existing Air Quality Conditions

Despite continued growth in population and motor vehicle usage, San Diego County's air quality has substantially improved over the past two decades as a result of emission control efforts. In fact, the County is among the most improved in the state for reducing exceedances of state air quality standards (SDAPCD 2008).

Improvements in air quality are documented by the SDAPCD's network of ambient air monitoring stations throughout the County. The purpose of the monitoring stations is to measure ambient concentrations of the pollutants and determine whether the ambient air quality meets the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The ambient monitoring stations closest to the Master Plan Study Area as well as the pollutants each site monitors are as follows:

- San Diego – Beardsley Street (CARB Site No. 80142) (CO, SO_2, O_3, PM10, PM2.5, NO_2)
- San Diego –Overland Avenue (CARB Site No. 80123) (O_3, PM10, PM2.5, NO_2)
- El Cajon – Redwood Avenue (CARB Site no. 80131) (O_3, SO_2, PM10, PM2.5, NO_2)

The number of exceedances per year for each pollutant for the past 3 years at these stations is presented in Table 5.3-2.

Table 5.3-2. Number of Days Exceeding Federal and State Air Quality Standards

Pollutant	Average Time	Number of Days Exceeding NAAQS/CAAQS								
		San Diego – Beardsley			San Diego – Overland			El Cajon – Redwood		
		2007	2008	2009	2007	2008	2009	2007	2008	2009
Ozone (O_3)	1-hour	0/0	0/0	0/0	0/0	0/4	0/2	0/3	0/3	0/2
	8-hour	0/1	0/1	0/0	2/5	5/12	1/3	3/4	5/12	2/5
Particulate Matter (PM10)	24-hour	0/4	0/2	0/3	0/1	0/0	0/0	0/1	0/0	0/1
Particulate Matter (PM2.5)[a]	24-hour	8/ NA	1/NA	3/NA	0/NA	0/NA	0/NA	2/NA	0/NA	0/NA
Carbon Monoxide (CO)	1-hour	0/0	0/0	NA/NA	0/0	0/0	NA/NA	NA/NA	NA/NA	NA/NA
	8-hour	0/0	0/0	NA/NA	NA/NA	NA/NA	NA/NA	NA/NA	NA/NA	NA/NA

NA = data not available from current website

[a] There is no separate 24-hour standard for PM2.5

Source: CARB 2010a, EPA 2010a

Local monitoring data (Table 5.3-2) are used to designate areas as nonattainment, maintenance, attainment, or unclassified for the NAAQS and CAAQS. The four designations are further defined as follows:

- **Nonattainment**: Assigned to areas where monitored pollutant concentrations consistently violate the standard in question.
- **Maintenance**: Assigned to areas where monitored pollutant concentrations exceeded the standard in question in the past, but are no longer in violation of that standard.
- **Attainment**: Assigned to areas where pollutant concentrations meet the standard in question over a designated period of time.
- **Unclassified**: Assigned to areas where data are insufficient to determine whether a pollutant is violating the standard in question.

Table 5.3-3 summarizes the attainment status of San Diego County with regard to the NAAQS and CAAQS.

Table 5.3-3. Federal and State Attainment Status of San Diego County

	San Diego County	
Pollutant	NAAQS	CAAQS
1-hr ozone	--	Serious nonattainment
8-hr ozone	Former Subpart 1[1, 2]	Nonattainment
CO	Moderate maintenance[1]	Attainment
PM2.5	Attainment	Nonattainment
PM10	Attainment	Nonattainment

-- = no applicable standard.

[1] Designation applies to a portion of the County.

[2] Classification was initially covered under Subpart 1, Part D, Title 1 of the CAA, but was vacated by the U.S. Court of Appeals on June 8, 2007. The County is currently pending reclassification by the EPA. Sources: CARB 2010b, EPA 2010b

Sensitive Receptors

The impact of air emissions on sensitive members of the population is a special concern. Sensitive land uses are defined as locations where particularly pollutant-sensitive members of the population may reside or where the presence of air pollutant emissions could adversely affect use of the land. Sensitive members of the population include those that may be more negatively impacted by poor air quality than other members of the population, such as children, the elderly, or the infirm. The CARB has identified the following people as the most likely to be affected by air pollution: children younger than 14, people older than 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder-care facilities, elementary schools, and parks.

5.3.4 Regulatory Setting

The federal and state air quality management agencies of direct importance in the Master Plan Study Area are the EPA and CARB, respectively. Within the County, the SDAPCD has jurisdiction over local air quality. These agencies either have regulatory authority or are responsible for the development and implementation of programs and plans designed to reduce air pollution levels.

Criteria Air Pollutants

Federal Regulations

The federal Clean Air Act (CAA), promulgated in 1963 and amended twice thereafter, including the 1990 Clean Air Act Amendments (CAAA), establishes the framework for modern air pollution control. The act directs the EPA to establish NAAQS for the six criteria pollutants discussed above. The NAAQS are summarized in Table 5.3-4. Most standards have been set to protect public health. For some pollutants, standards have been based on values such as protection of crops, protection of materials, or avoidance of nuisance conditions.

Table 5.3-4. Ambient Air Quality Standards Applicable in California

			Standard (parts per million)		Standard (micrograms per cubic meter)		Violation Criteria	
Pollutant	Symbol	Average Time	California	National	California	National	California	National
Ozone	O_3	1 hour	0.09	--	180	--	If exceeded	--
		8 hours	0.070	0.075	137	147	If exceeded	If 4th-highest 8-hour concentration in a year, averaged over 3 years, is exceeded at each monitor within an area.
Carbon monoxide	CO	8 hours	9.0	9	10,000	10,000	If exceeded	If exceeded on more than 1 day per year.
		1 hour	20	35	23,000	40,000	If exceeded	If exceeded on more than 1 day per year.
(Lake Tahoe only)		8 hours	6	--	7,000	--	If equaled or exceeded	--
Nitrogen dioxide	NO_2	Annual arithmetic mean	0.030	0.053	57	100	If exceeded	If exceeded on more than 1 day per year.
		1 hour	0.18	0.100	339	188	If exceeded	--
Sulfur dioxide	SO_2	24 hours	0.04	--	105	--	If exceeded	If exceeded on more than 1 day per year.
		1 hour	0.25	0.075	655	196	If exceeded	--
		3 hour		0.5[1]		1,300[a]		
Hydrogen sulfide	H_2S	1 hour	0.03	--	42	--	If equaled or exceeded	--
Vinyl chloride	C_2H_3Cl	24 hours	0.01	--	26	--	If equaled or exceeded	--
Inhalable particulate matter	PM10	Annual arithmetic mean	--	--	20	--	--	--
		24 hours	--	--	50	150	If exceeded	If exceeded on more than 1 day per year.

Pollutant	Symbol	Average Time	Standard (parts per million)		Standard (micrograms per cubic meter)		Violation Criteria	
			California	National	California	National	California	National
	PM2.5	Annual arithmetic mean	--	--	12	15	--	If 3-year average from single or multiple community-oriented monitors is exceeded.
		24 hours	--	--	--	35	--	If 3-year average of 98th percentile at each population-oriented monitor within an area is exceeded.
Sulfate particles	SO_4	24 hours	--	--	25	--	If equaled or exceeded	--
Lead particles	Pb	Calendar quarter	--	--	--	1.5	--	If exceeded no more than 1 day per year.
		30-day average	--	--	1.5	--	If equaled or exceeded	--
		Rolling 3-month average	--	--	--	0.15	If equaled or exceeded	Averaged over a rolling 3-month period.

[a] Refers to a secondary standard only.
Source: CARB 2010c

The CAA requires states to submit a state implementation plan (SIP) for areas in nonattainment for NAAQS. The SIP, which is reviewed and approved by the EPA, must demonstrate how the federal standards will be achieved. Failing to submit a plan or secure approval could lead to denial of federal funding and permits. In cases where an SIP is submitted but fails to demonstrate achievement of the NAAQS, the EPA is directed to prepare a federal implementation plan.

State Regulations

In California, the CARB is responsible for meeting the state requirements of the federal CAA, administering the California Clean Air Act (CCAA), and establishing the CAAQS.

The CCAA requires all air districts in the state to endeavor to meet the CAAQS established by the CARB as expeditiously as practicable but, unlike the federal CAA, does not set precise attainment deadlines. Instead, the act established increasingly stringent requirements for areas that will require more time to achieve the standards. CAAQS are generally more stringent than the NAAQS and incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. The CAAQS and NAAQS are listed together in Table 5.3-4.

The CARB regulates mobile air pollution sources, such as motor vehicles, and is responsible for setting emission standards for vehicles sold in California and other sources, such as consumer products and certain off-road equipment. The CARB oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality activities at the regional and county levels. The CCAA of 1988 substantially added to the authority and responsibilities of air districts. The CCAA designates air districts as lead air quality planning agencies, requires air districts to prepare air quality plans, and grants air districts authority to implement transportation control measures.

The CCAA emphasizes the control of "indirect and area-wide sources" of air pollutant emissions. The CCAA gives local air pollution control districts explicit authority to regulate indirect sources of air pollution and to establish traffic control measures (TCMs).

Local Regulations

Air quality within the Master Plan Study Area is monitored and regulated by the SDAPCD, which has jurisdiction over all of San Diego County. The SDAPCD is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the County. Every 3 years, the SDAPCD, in coordination with the San Diego Association of Governments (SANDAG), prepares the updates to the regional air quality strategies (RAQS) and the SIP for the County.

The RAQS and SIP address the state CCAA and federal CAA requirements, respectively. The RAQS and SIP outline pollution controls that will be undertaken to improve air quality in San Diego County. The goals of the RAQS and SIP regarding emission levels are based on estimates from approved land use plans within the County.

The RAQS was initially adopted in 1991, and is updated on a triennial basis. The RAQS was updated in 1995, 1998, 2001, 2004, and, most recently, 2009. The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards for 1-hour O_3. The RAQS does not address the state air quality standards for PM10 or PM2.5. The SIP includes the SDAPCD's plans and control measures for attaining the O_3 NAAQS. The SIP is also updated on a triennial basis. For the 8-hour O_3 standard, the SDAPCD submitted their 8-hour Ozone Attainment Plan 2007 in May of 2007; calling for more reductions in VOC and NO_X emissions.

The current status of the RAQS/SIP that applies to San Diego County is identified in Table 5.3-5.

Table 5.3-5. Summary of RAQS/SIP for San Diego County

Pollutant	Document Title	Status	Comments
O_3	2007 O_3 SIP (8-hour federal)	Dated May 2007: prepared by CARB, SDAPCD, SANDAG, and others for the entire southern California area.	Calls for reductions in VOCs and NO_X with attainment achieved in 2012.
	2002 O_3 (1-hour federal) Redesignation Request and Maintenance Plan	Dated December 2002: the current "approved" SIP for this pollutant.	Calls for reductions in VOCs and NO_X with attainments achieved in 2006.
	2009 RAQS update (1-hour O_3)	Adopted in 1991 and updated since. Most recent update in April 2009.	Outlines control measures designed to attain the state air quality standards for 1-hour O_3.
CO	1995/96 Maintenance Plan	Approved in 1998 for the period 1998 to 2008.	The 2008 to 2018 plan was submitted to the EPA in 2006.
PM10	2005 Measures to Reduce PM10	Dated December 2005: current plan for PM10.	Calls for reduction in PM10 and PM2.5.
PM2.5	N/A	Under development by SDAPCD.	--

Source: SDAPCD n.d.

The Master Plan may be subject to the following SDAPCD rules, which have been adopted by the SDAPCD to reduce emissions throughout the district. Failure to comply with any applicable district rule would be a violation subject to district enforcement action.

- **Rule 50—Visible Emissions:** establishes limits to the opacity of emissions within the SDAPCD. The proposed facility is subject to Rule 50(d)(1) and (6) and should not exceed the visible emission limitation.
- **Rule 51—Nuisance:** prohibits emissions that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any such persons or the public; or that cause injury or damage to business or property.
- **Rule 52—Particulate Matter:** establishes limits to the discharge of any particulate matter from non-stationary sources.
- **Rule 54—Dust and Fumes:** establishes limits to the amount of dust or fume discharge into the atmosphere in any one hour.
- **Rule 55— Fugitive Dust Control**: sets restrictions on visible fugitive dust from construction and demolition projects.

5.3.5 Impacts

This section describes the overall environmental impacts based on a qualitative assessment of reasonably foreseeable effects of the adoption of the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for significant impacts) accompany each impact discussion.

The analysis in this section includes analysis of potential air quality impacts related to the future actions of the Master Plan. Future actions include Reach Recommendation projects, and other specific actions and that guide development of the Master Plan Reach Recommendations and future projects implementing the Design Guidelines. These actions are divided between the RCA and the RIA. The features of the RCA and the RIA are described further in Chapter 3, "Project Description." Future project-level impacts associated with specific projects implemented in accordance with the Master Plan would be subject to environmental review under CEQA to determine whether the activity is within the scope of the PEIR.

Issue 1: Would implementation of the Master Plan result in an increased number of automobile trips that potentially affect San Diego's ability to meet regional, state, and federal clean air standards?

Impact Thresholds

In accordance with the City of San Diego's 2011 Significance Determination (City of San Diego 2011a:7), the Master Plan would result in significant impacts if it would:

- Conflict with or obstruct implementation of the applicable air quality plan; or
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation (long-term operational emissions).

The SDAPCD has established "Air Quality Impact Analysis (AQIA) Trigger Levels" in Regulation II, Rule 20.2 that can be used as a screening criterion for potential violations of air quality standards. Emission thresholds are shown in Table 5.3-6.

Table 5.3-6. Significance Thresholds

Air Contaminant	Emission Rate		
	(pounds/hour)	(pounds/day)	(tons/year)
Carbon Monoxide (CO)	100	550	100
Oxides of Nitrogen (NO_X)	25	250	40
Particulate Matter (PM10)	--	100	15
Oxides of Sulfur (SO_X)	25	250	40
Lead and Lead Compounds (Pb)	--	3.2	0.6
Particulate Matter (PM2.5)[a]	--	55	10
Volatile Organic Compounds (VOC)/ Reactive Organic Gases (ROG)[b]	--	137	15

[a] The AQIA does not include trigger levels for PM2.5. The SDAQMD recommends using the EPA's "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, as a threshold of significance. This threshold is also used by the South Coast Air Quality Management District (SCAQMD).

[b] The AQIA does not include trigger levels for VOC/ROG. The SDAPCD recommends using thresholds established by the SCAQMD, which has similar federal and state attainment status as San Diego.

Source: City of San Diego 2011a

Impact Analysis

Master Plan

Conflict with or Obstruct Implementation of the Applicable Air Quality Plan

A project is deemed inconsistent with air quality plans if it would result in population or employment growth that exceeds growth estimates included in the applicable air quality plan, which in turn would generate emissions not accounted for in the applicable air quality plan emissions budget. Because these emissions budgets are developed using growth projections outlined in the applicable local and regional planning documents, any conflicts with area general or transportation plans would constitute a conflict with the applicable air quality plan.

The purpose of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the hydrologic and ecological health, as well as enhances native wildlife and habitat. The Master Plan also strives to ensure that future development and redevelopment activities in the River Valley provide both pedestrian and bicycle access along the River, as well as recreational opportunities for residents and visitors. As a result, the Master Plan would not result in population growth and would not cause an increase in currently established population projections. It would therefore be consistent with the City of San Diego General Plan and RAQS. In addition, the Master Plan would comply with all existing and new rules and regulations as they are implemented by the SDAPCD, CARB, and/or EPA related to air quality emissions. Therefore, the Master Plan would not conflict with the applicable air quality attainment plan.

Violate Any Air Quality Standard (long-term operational emissions)

As discussed in Chapter 3, "Project Description," the Master Plan includes a multi-use pathway along the River. Vehicle trips would be generated by an increase in visitors utilizing the multi-use pathway improvements and passive recreational opportunities. These trips would produce long term (annual) emissions of ROG, NO_X, CO, SO_X, PM10, and PM2.5 as vehicle exhaust.

While the exact number of vehicle trips is currently unknown, the Transportation Assessment (TA) for the Master Plan completed a conservative analysis of average daily traffic (ADT) on eight study area roadway segments.[1] Based on the results of the TA, ADT within the Master Plan Study Area would only increase by 15 to 50 ADT (0.02 to 0.50%),[2] depending on the segment, with implementation of the Master Plan (Linscott, Law, & Greenspan 2009). This increase is considered negligible and extremely unlikely to result in an air quality violation. To assess the potential emissions associated with project-generated trips, a screening analysis of daily criteria pollutants was performed using the CARB's CT-EMFAC model and the highest traffic volumes. This analysis assumes VMT is equal to 5 times ADT and all trips would occur at an average of 35 miles per hour. The results of the analysis are presented in Table 5.3-7.

Table 5.3-7. Maximum Daily Emissions Associated with Implementation of the Master Plan (pounds per day)[a]

Scenario	ADT[b]	VMT[c]	ROG	NO_X	CO	PM10	PM2.5	CO_2[d]
Existing (2009) No Master Plan	34,870	174,350	17.07	61.27	263.91	2.23	2.08	11.57
Existing (2009) Plus Master Plan	34,920	174,600	17.10	61.36	264.29	2.23	2.08	11.59
Difference[e]	*50*	*250*	*0.02*	*0.09*	*0.38*	*0.00*	*0.00*	*0.02*
SDAPCD Screening Criteria	--	--	75	250	550	100	55	900

[a] Emissions calculated using the CARB's CT-EMFAC model. It was assumed that all VMT occurred at 35 miles per hour.
[b] Based on Table 5-1 in the TA.
[c] Calculated by multiplying the ADT by 5.
[d] Presented in metric tons per year.
[e] Represents the difference in emissions between existing plus Master Plan and existing conditions.

As shown in Table 5.3-7, the difference in emissions between the no Master Plan and with Master Plan conditions is well below the SDAPCD's screening criteria. While this analysis uses a scaling factor to determine VMT and assumes a constant vehicle speed, the results demonstrate that minor increases in traffic (0.02 to 0.50% ADT) will not exceed SDAPCD thresholds or result in an air quality violation. Therefore, impacts related to long-term operational air emissions associated with implementation of Reach Recommendations and Design Guidelines would be less than significant.

Master Plan Policies

As discussed above, the Master Plan strives to ensure that future development and redevelopment activities in the RCA/RIA provide both pedestrian and bicycle access along the River.

[1] Based on the estimated proposed uses within the Master Plan and the anticipated number of visitors per day.
[2] Based on existing ADT and existing plus project ADT in Table 5-1 in the TA.

Implementation of the following polices would improve the pedestrian and bicycle network in the RCA/RIA, which would help reduce single occupancy vehicle use, and thus criteria pollutant emissions.

- Provision of a multi-use pathways
- Provision of pedestrian trails
- Connection of the multi-use pathway and pedestrian trials with regional and local path and trail systems on adjacent properties and parks
- Provision of pedestrian and bicycle only bridges
- Provision of lighted pathways

City of San Diego Municipal Code

The Master Plan would amend the City's Municipal Code, including the Mission Valley PDO, Navajo CPlOZ, and MTDDODM, with the Design Guidelines to implement the Master Plan. Currently, the Mission Valley PDO, Navajo CPlOZ, and MTDDODM do not have specific regulations regarding air quality. The amendment also would not provide new regulations regarding air quality. Therefore, the amendments to the Municipal Code associated with implementation of the Master Plan would not conflict with existing San Diego codes or regulations regarding air quality. Consequently, no impact would occur.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan proposes to amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. The Mission Valley Community Plan outlines goals and objectives for the management of air quality. More specifically, it provides the following objectives to improve air quality through the reduction of automobile trips:

- Incorporating services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.).
- Clustering neighborhood commercial uses near residential developments and providing convenience shopping within walking distance (1/4 mile).
- Providing other modes of transportation such as intra-community buses linking activity centers and locating the LRT in most central location in order to provide the maximum amount of accessibility to transit patrons and potential transit patrons.
- Developing safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems.
- Encouraging employer subsidization of public transit passes for employees particularly for those projects within 1/4 mile walking distance of public transit stations (LRT) and bus stops.

As discussed above, the amendment includes development regulations regarding pedestrian facilities and integration of the pedestrian and bicycle network. These regulations would help develop safe bicycle and pedestrian connections between activity centers. Furthermore, the Master Plan would not induce growth and promotes multi-use development within the RIA. Therefore,

implementation of the Master Plan would not conflict with the existing regulations and guidelines of the Mission Valley Community Plan.

Tierrasanta Community Plan

The Tierrasanta Community Plan does not list any specific guidelines or policies regarding air quality. The amendment does not include specific guidelines or policies regarding air quality. Therefore, the Master Plan would not conflict with existing Tierrasanta Community Plan.

East Elliot Community Plan

Currently, the East Elliot Community Plan does not list any specific guidelines or policies regarding air quality. The amendment does not include specific guidelines or policies regarding air quality. Therefore, the Master Plan would not conflict with existing East Elliot Community Plan.

Navajo Community Plan

The Master Plan proposes to amend the Navajo Community Plan to adopt the Master Plan as the policy document for the River area. The Navajo Community Plan includes the following goals and objectives regarding air quality.

- Promote higher residential densities in the mixed-use areas. The higher residential densities will provide more housing with variations in dwelling unit sizes or occupancies in close proximity to public transportation, which will facilitate the reduction of traffic congestion and help improve local air quality.
- Pedestrian access would be encouraged throughout the project through the incorporation of a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features will enhance the walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality.
- Require that a fully integrated system of pedestrian, bicycle, public transit and automobile facilities be developed. The system would link all sections of the community—residential, commercial, employment, educational, recreational and cultural—by a safe mode best suited to the trip being made. With a well-balanced transportation system available, the necessity for a third or even a second car per household will be greatly reduced, thus decreasing air pollution and congested streets.
- View future improvements in public transportation objectively with regard to requirements to meet Navajo's future transportation needs. With increased transit service, many residents will be given alternatives to multi-car ownership.

The Community Plan amendment includes design guidelines regarding pedestrian facilities and integration of the pedestrian and bicycle network. These guidelines will help promote the walkability of the Navajo area and promote non-vehicle use, which is a key goal of the Navajo Community Plan. Furthermore, the Master Plan would promote multi-use development within the RIA. Therefore, implementation of the Master Plan would not conflict with the existing goals and objectives of the Navajo Community Plan.

Significance of Impact

The Master Plan is not growth inducing. Vehicle trips generated by recreational uses constructed in accordance with the Master Plan are anticipated to be small and not exceed increases of 0.5%, relative to the no Master Plan condition. A screening analysis of criteria pollutants demonstrates that emissions would not exceed the SDAPCD's thresholds. The Master Plan would therefore not hinder attainment with air quality plans developed to meet federal and state air quality standards, and impacts would be less than significant.

Mitigation Framework

Impacts would be less than significant and no mitigation is required.

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

Impact Thresholds

In accordance with the City of San Diego's 2011 Significance Determination (City of San Diego 2011a:8–9), the Master Plan would result in significant impacts if it would:

- Violate any air quality standard or contribute substantially to an existing or projected air quality violation (short-term construction emissions);
- Expose sensitive receptors to substantial pollutant concentrations, including air toxics such as diesel particulates;
- Create objectionable odors affecting a substantial number of people; or
- Release substantial quantities of air contaminates beyond the boundaries of the premise upon which the stationary sources emitting the contaminates is located.

The City has established the following analysis guidelines for sensitive receptors, including exposure to CO hotspots, TACs, and odors. These guidelines can be used as screening criterion to help evaluate potential project-level impacts.

- The Master Plan would place sensitive receptors near CO "hotspots" or create CO "hotspots" near sensitive receptors.
- The Master Plan would result in exposure to TACs resulting in a maximum incremental cancer risk greater than 1 in 1 million without application of Toxics-Best Available Control Technology, or a health hazard index greater than 1, and thus be deemed as having a potentially significant impact.
- Create objectionable odors affecting a substantial number of people.

Impact Analysis

Master Plan

Violate Any Air Quality Standard (short-term construction emissions)

This section discusses the Master Plan impact on short-term construction-related emissions (please refer to Issue #1 for a discussion of long-term emissions from vehicle trips). Construction of passive recreation facilities would require the use of heavy-duty equipment, such as bulldozers, graders, and dozers. Likewise, paving pedestrian pathways, constructing the estuary interpretive center, and realigning the River would require construction equipment. Workers and employees would also be required to travel to the construction site. These activities would generate short-term emissions of ROG, NO_X, CO, SO_X, PM10, and PM2.5 as equipment and vehicle exhaust. These emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content.

As discussed above, the County is currently in nonattainment for NAAQS ozone, as well as for CAAQS ozone, PM10, and PM2.5. The SDAPCD has established screening criterion to ensure project-generated emissions do not contribute to existing violations of the air quality standards. Future Reach Recommendation projects included in the Master Plan generate construction emissions that exceed the SDAPCD thresholds, and thus contribute or cause violations of the NAAQS and CAAQS. Without a detailed analysis of anticipated construction equipment and operating conditions, a quantitative analysis of short-term emissions is not possible. As a result the potential exists that construction of future Reach Recommendation projects or other facilities either within the RCA or RIA generate emissions that violate applicable air quality standards. This is a potentially significant impact associated with implementation of the Master Plan. Therefore, construction activities would require implementation of all feasible control measures, including the SDAPCD's fugitive dust control strategies.

Expose Sensitive Receptors to Substantial Pollutant Concentrations

DPM, which is classified as a carcinogenic TAC by the CARB, and CO from vehicle idling are the primary TACs of concern with regard to health risks to sensitive receptors.

Diesel Particulate Matter

As discussed above, diesel-powered equipment would be required to complete construction activities. Sensitive receptors are located immediately adjacent to both sides of the River throughout the RCA/RIA. Construction activities would therefore result in increased exposure of receptors in the vicinity of construction projects to DPM emissions. Cancer health risks associated with exposures to diesel exhaust are typically associated with chronic exposure, in which a 70-year exposure period often is assumed. For example, a significant cancer risk would be caused by people living for many years next to a heavily used railroad line. It is highly unlikely that offsite receptors downwind of temporary construction sites would experience any significant cancer risk directly associated with diesel emissions from a construction project. However, diesel-powered trucks delivering supplies to the newly constructed recreational facilities result in long-term exposure of nearby sensitive receptors to DPM. Without a detailed analysis of anticipated haul routes and vehicles, a quantitative analysis of cancer risk is not possible. This impact is therefore considered

potentially significant. Future Reach Recommendation projects included in the Master Plan would implement all feasible mitigation to reduce exposure of sensitive receptors to DPM.

Carbon Monoxide

CO "hot-spots" may form at heavily congested intersections and interchanges where vehicles are forced to idle for long periods of time. A measure of vehicle delay is the level of service (LOS), where LOS A and B represent near free flow conditions and LOS D, E, and F indicate heavy congestion. The TA indicates that an increase in park visitor vehicle trips to the area associated with implementation of the Master Plan would not change or downgrade LOS along nearby roadways. It is therefore unlikely that the Master Plan would worsen delay or contribute to CO hot-spots.

Create Objectionable Odors Affecting a Substantial Number of People

Odors are typically generated from construction diesel exhaust, agricultural operations, and certain types of industrial land uses. In general, residential land uses and pedestrian facilities are not associated with odor generation. Future Reach Recommendation projects in the Master Plan would therefore generate minor odors through the use of diesel-powered equipment. However, once construction is completed, these odors would cease. Moreover, odors generated by diesel exhaust are not likely to be noticeable beyond the immediate RCA/RIA and therefore are not expected to be a nuisance at the closest sensitive receptors.

Release Substantial Quantities of Air Contaminates Beyond the Boundaries of the Premise

Pollutant dispersion is a function of climate and meteorology (wind patterns, air pressure, terrain etc.), as well as the characteristics of the pollutant source itself. Tall smoke stacks constructed in areas with frequent wind are more likely to release air contaminates that will be transported downwind of the premises than ground level sources. Implementation of the Master Plan includes construction of several passive recreational facilities including the River Pathway and other structures such as tables and overlooks. It is not anticipated that these projects would construct large stationary point sources that would disperse air contaminates beyond the immediate RCA/RIA.

City of San Diego Municipal Code

Currently, the Mission Valley PDO, Navajo CPlOZ, and Mission Trails Design District Ordinance do not have specific regulations regarding air quality, including construction activities, exposure of sensitive receptors to TACs, or pollutant dispersion. The Municipal Code amendment also would not provide new air quality regulations. Therefore, the Master Plan would not conflict with existing San Diego municipal codes regarding air quality.

Community Plan Amendments

Mission Valley Community Plan

The Mission Valley Community Plan includes several objectives to improve air quality through the reduction of automobile trips (see above in Issue #1). However, it does not include any polices specifically related to construction activities, exposure of sensitive receptors to TACs, or pollutant dispersion. The Community Plan amendment does not include specific guidelines or policies regarding these issues. Therefore, implementation of the Master Plan would not conflict with the existing regulations and guidelines of the Mission Valley Community Plan.

Tierrasanta Community Plan/ East Elliot Community Plan/ Navajo Community Plan

The Tierrasanta, East Elliot, and Navajo Community Plans do not list any specific guidelines or policies regarding air quality, including construction activities, exposure of sensitive receptors to TACs, or pollutant dispersion. The Community Plan amendment does not include specific guidelines or policies regarding these issues. Therefore, the Master Plan would not conflict with the existing Tierrasanta, East Elliot, and Navajo Community Plans.

Significance of Impact

The Master Plan is not anticipated to result in objectionable odors or disperse pollutants beyond the premises of the RCA/RIA. It is also consistent with the San Diego Municipal Code and relevant Community Plans.

AQ-1: Projects constructed in accordance with the Master Plan Reach Recommendations would generate short-term emissions that would result in a violation of air quality standards. Likewise, DPM from delivery trucks would increase long-term cancer risk for nearby sensitive receptors. Without more detailed information on construction emissions and delivery vehicles, a quantitative analysis is not possible. This is a significant impact.

Mitigation Framework

AQ-1: Implement Standard Dust Control Measures to Reduce Fugitive Dust

In accordance with SDAPCD Rule 55, projects constructed under the Master Plan that exceed the SDAPCD's thresholds for PM10 and PM2.5 shall implement fugitive dust controls during construction activities. Although Rule 55 does not prescribe specific dust control measures, the County's Air Quality Guidelines list several measures that would be implemented as part of construction activities tied to issuance of any future grading permit. The control measures that would most likely be implemented during construction of future projects are listed below. During the grading plan check process, the lead agency shall require dust control measures and performance standards in accordance with APCD requirements, and control measures to reduce fugitive dust from related construction activities, such as but not limited to:

- Water the grading areas to reduce fugitive dust.
- Apply chemical stabilizers and/or replace ground cover on graded areas as quickly as possible to reduce fugitive dust.
- Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry.
- Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads.
- Remove any visible track-out into traveled public streets.
- Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred.
- Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.
- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling.

- Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.
- Cover/water onsite stockpiles of excavated material.
- Enforce a 15 mile-per-hour speed limit on unpaved surfaces.
- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County to reduce dust generation.
- Limit the daily grading volumes/area.

Implement Standard Measures to Reduce NO_X from Diesel-Powered Construction Equipment

Projects constructed under the Master Plan exceeding the SDAPCD's threshold for NO_X shall implement the following controls during construction activities. These strategies are outlined in the County's Air Quality Guidelines. These measures shall be incorporated into future projects tied to issuance of any grading permit.

- Grading or fuel use restriction (e.g., aqueous diesel fuel) shall be imposed as mitigation.
- Use of modified equipment incorporating such measures as cooled exhaust gas recirculation or lean-NO_X catalysts.
- Require equipment to be maintained in good tune and to reduce excessive idling time.
- Require the use of equipment models newer than 1996.
- Require a permit to operate from the SDAPCD for any generators that produce greater than 50 horsepower.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a deterioration in ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations remains significant and unavoidable, even with adherence to the Mitigation Framework.

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Section 5.4 Biological Resources

5.4.1 Introduction

This section discusses the biological resources within the Master Plan Study Area and describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. The section is based on a biological resources technical study prepared by ICF in April 2011 (Appendix B-1). The study gathered information on the environmental setting for the Master Plan Study Area from the City's MSCP Subarea Plan Maps, the City's Geographical Information Systems (GIS) data including MHPAs, and the California Natural Diversity Database (CNDDB), which are hereby incorporated by reference. Information was also obtained from background studies completed for the Master Plan, which include a biological resources inventory map of the entire River Corridor within the Master Plan boundaries, including vegetation community and exotic invasive plant species mapping. The background study is included as Appendix B-2 of this PEIR. This section provides an analysis of the consistency of the Master Plan Recommendations and Design Guidelines within the Master Plan Study Area with the City's MSCP and MHPA, ESL Regulations, federal Endangered Species Act (ESA), California Endangered Species Act (CESA), Clean Water Act (CWA), California Coastal Development Act, Migratory Bird Treaty Act (MBTA), Porter Cologne Act, and CDFG Code.

5.4.2 Existing Conditions

Environmental Setting

The Master Plan Study Area includes a 17.5-mile-long corridor within the City of San Diego encompassing the River from the Pacific Ocean to the City of Santee. This area includes a diverse topography consisting of the River Valley, adjacent canyons, steep valley walls, rounded hills, and broad, relatively flat open terrain. Existing land uses within the Master Plan Study Area include vacant and agricultural land and residential, commercial, and industrial development.

The River can be characterized as a linked series of six reaches distinguished by hydrologic characteristics, which are based upon distinct topographic condition: the Estuary (extending from the Pacific Ocean to I-5), Lower Valley (I-5 to I-15 and including Qualcomm Stadium), the Confluence (between I-15 and Friars Road Bridge), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (east of Mission Trails Park to the City of Santee). The environmental setting of the Master Plan Study Area (including the soils, common and uncommon vegetation communities, and sensitive plant and wildlife species) is described in detail below.

Soils

Soil types within an area affect the type of vegetation and biological resources that are present. The soil types within the Master Plan Study Area consist of a wide variety of alluvial and colluvial soils derived from parent materials as diverse as sedimentary marine sandstones and granitic bedrock. Because of the large size and topographic diversity of the Master Plan Study Area, the underlying soils range from those dominated by extremely fine-grained sediments (e.g., Diablo clay and Gaviota fine sandy loam) that occur primarily in relatively level lower valley and floodplain portions of the Master Plan Study Area, to those that contain large areas dominated by outcrops of boulders and

bedrock (e.g., Redding cobbly loam) that occur primarily in the steep, upper reaches of the Master Plan Study Area on slopes and canyon walls. Some soil types have also been heavily modified by development and urbanization (e.g., made land, gravel pits), and those that are primarily associated with the undisturbed portions of the River (e.g., terrace escarpments) are the result of the erosion and deposition processes of the River (e.g., riverwash).

The soils types within the Master Plan Study Area as identified by the U.S. Department of Agriculture (USDA 1973) are as follows:

- Diablo clay
- Friant rocky fine sandy loam
- Gaviota fine sandy loam
- Grangeville fine sandy loam
- gravel pits, Huerhuero loam
- Huerhuero-Urban land complex
- lagoon water
- made land
- Olivenhain cobbly loam
- Redding cobbly loam
- Reiff fine sandy loam
- riverwash
- Salinas clay loam
- Terrace escarpments
- Tujunga sand
- urban land
- Visalia sandy loam

Vegetation Communities

Much of the Master Plan Study Area has undergone some form of physical alteration through the processes of development and urbanization, resulting in perennial flows of surface water in the River and its tributaries. With water flowing consistently throughout the year, the Master Plan Study Area now supports a relatively homogenous riparian community consisting of a shrub understory with a mature overstory canopy, except where development and human disturbance occur. In addition, the recent Cedar Fire burned 95% of the upper watershed and 74% of the entire watershed of the Master Plan Study Area, resulting in the loss of large areas of native scrub and chaparral vegetation within and adjacent to the Master Plan Study Area. This has resulted in a reduction of adjacent habitat and cover for native plant and wildlife species.

Currently, a variety of vegetation communities are located within the Master Plan Study Area. The biological resources inventory completed for the Master Plan included as appendix B-1 to this PEIR notes that they occur in three distinct categories: (Category 1) a mixture of relatively healthy and

functional native vegetation communities dominated by native plant species (primarily in undisturbed areas); (Category 2) developed and/or disturbed areas that contain some native vegetation but also some exotic invasive species, and that overall are characterized by a reduction in species diversity and habitat function; and (Category 3) urban or developed areas that do not support any functioning native vegetation communities but may contain some native plant species as landscape elements. The discussion below includes a summary of the Categories identified in the biological resources inventory completed for the Master Plan. The discussion also presents the Tier designations of upland habitat types identified in the MSCP Subarea Plan.

The Master Plan identified a total of 29 vegetation communities/land cover types within the Master Plan Study Area: 11 upland communities and 18 wetland communities. Although the Master Plan Study Area is dominated by disturbed or developed upland areas, it contains a diverse group of native wetland and riparian vegetation communities that extend from the City of Santee boundary though Mission Trails Regional Park to the mouth of the River at the Pacific Ocean.

Jurisdictional Waters, Wetlands, and Riparian Vegetation

The Master Plan Study Area contains a total of 17 wetland or riparian vegetation communities (or classifications for jurisdictional waters and tidal areas) that fit within Category 1 (i.e., are dominated by native plant species and/or provide highly functioning habitat value). These include both saline or brackish wetland communities that occur in or near the ocean or lower River, as well as freshwater communities that are generally located upstream within and adjacent to the River channel and its tributaries. The eight saline/brackish communities include subtidal habitat, beach, saltpan/mudflats, estuarine habitat, shallow bay, southern coastal salt marsh, and cismontane alkali marsh. All of these land covers/vegetation communities either occur in areas that are primarily undisturbed or are subject to various natural (e.g. tidal) and/or anthropogenic processes but provide highly functioning habitat for unique native plant and/or wildlife species despite the disturbance regime(s). In some cases, the areas have been restored to a previous state for mitigation or habitat preservation purposes. All of these communities are overseen by multiple resource agencies and are subject to multiple federal, state, and local regulations, including no net-loss policies.

The three freshwater communities include non-vegetated channel/floodway/lakeshore fringe, freshwater, and coastal and valley freshwater marsh. In general, within the Master Plan Study Area, these communities include the bed and banks of the River channel(s), as well as near-shore flooded habitat occupied by emergent marsh vegetation. All tend to be dominated by native plants where present, but can include areas occupied by nonnative or invasive plant species. All provide high-quality habitat for sensitive plant and wildlife species within the Master Plan Study Area, and are regulated by multiple federal, state, and local resource agencies or jurisdictions and protected against net-loss with strict mitigation requirements.

The Master Plan Study Area also includes six riparian vegetation communities: riparian and bottomland habitat, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, southern riparian forest, southern riparian scrub, and southern sycamore-alder riparian woodland. These riparian woodland and scrub communities generally occur along the River edges and qualify as wetlands, or occur within the floodplain of the River throughout the Master Plan Study Area and provide highly functioning and essential habitat for a unique variety of native plant and wildlife species. These areas may include occurrences of nonnative or invasive plant species, but are not dominated by them or degraded to the extent that they would be mapped as disturbed

wetlands/riparian. Riparian wetlands and riparian areas are also regulated by multiple federal, state, and local resource agencies or jurisdictions and protected against net-loss with strict mitigation requirements.

In addition, the Master Plan Study Area supports one wetland vegetation community, disturbed wetland, which is consistent with Category 2 of the Master Plan. Disturbed wetland primarily occurs in portions of the Master Plan Study Area that are subject to repeated physical disturbances (natural and/or anthropogenic) to vegetation, soils, or surface hydrology, resulting in areas that are dominated by nonnative or invasive vegetation. The Master Plan identifies areas with significant occurrences of species such as eucalyptus (*Eucalyptus* spp.), Mexican fan palm (*Washingtonia robusta*), Canary Island palm (*Phoenix canariensis*), Brazilian pepper (*Schinus terebinthifolius*), castor (*Ricinus communis*), pampas grass (*Cortaderia selloiana*), giant reed (*Arundo donax*), tamarisk (*Tamarix aphylia*), and the floating water primrose (*Ludwigia peploides*). Areas dominated by these species may provide lower functioning habitat for sensitive plant and/or wildlife species.

Upland Vegetation

The Master Plan Study Area contains six upland vegetation communities that fit within Category 1 (i.e., are dominated by native plant species): southern foredunes (identified as Tier I habitat in accordance with the MSCP Subarea Plan). Diegan coastal sage scrub (identified as Tier II habitat in accordance with the MSCP Subarea Plan), chaparral, valley needlegrass grassland, valley and foothill grassland (identified as Tier I habitat in accordance with the MSCP Subarea Plan), and dense coast live oak woodland (identified as Tier I habitat in accordance with the MSCP Subarea Plan). Each of these vegetation communities—one beach dune, two scrub, two grassland, and one woodland type—occurs within a portion of the Master Plan Study Area that has received little historical disturbance or has been restored to a previous state either for mitigation or habitat preservation purposes. The communities are dominated by native upland plant species to the extent that they can be identified and mapped consistent with a regional classification system, and are assumed to generally support highly functioning habitat for sensitive plant and/or wildlife species within the Master Plan Study Area. These areas generally occur within or adjacent to the City's MHPA and are protected from future degradation through the City's ESL Regulations.

In addition, the Master Plan Study Area supports one upland vegetation community, nonnative grassland, which is consistent with Category 2 of the Master Plan. Nonnative grassland (identified as Tier IIIB habitat in accordance with the MSCP Subarea Plan) is generally dominated by nonnative grasses and forbs, can occur in areas that have been subjected to repeated physical disturbance (either natural or anthropogenic), and supports some habitat functions such as burrowing and foraging habitat for small mammals.

The Master Plan Study Area contains four upland vegetation communities/land cover types that fit within Category 3 (i.e., do not support any functioning native vegetation): disturbed habitat, eucalyptus woodland, agriculture, and urban/developed land (these habitat types are not identified as Tier I, II, or III habitat in accordance with the MSCP Subarea Plan).

Sensitive Species

Plant and animal species are considered sensitive if they have been listed as such by federal or state agencies, by the City, or have a California Rare Plant Rank (CRPR, managed by CDFG and the California Native Plant Society [CNPS]). These species are considered sensitive biological resources under the City's ESL. Additionally, some species adopted by the City Council as narrow endemic

species are considered sensitive biological resources. CDFG publishes separate comprehensive lists for plants and animals through the CNDDB. These include taxa officially listed by the state and federal governments as endangered, threatened, or rare, and candidates for state or federal listing. In addition, special interest groups such as the CNPS) track species distributions state-wide and assign them conservation rankings based on their relative abundance or rarity.

The majority of the covered species are considered adequately conserved provided that the conditions described in "Species Evaluated For Coverage Under the MSCP" (Appendix A of the MSCP Subarea Plan) are implemented. Refer to Appendix A for a full description of the conditions for coverage. Implementation of the conditions has been assured by incorporation of policies and/or guidelines into the MSCP Subarea Plan, associated land development regulations, and/or biology guidelines.

Under the Federal Endangered Species Act (FESA), an incidental take permit is required when non-Federal activities would result in "take" of the threatened or endangered specifies. A Habitat Conservation Plan (HCP) must accompany an application for a Federal Incidental Take Permit (ITP). The City's MSCP is also an HCP under the FESA and allows permittees of the City to become third party beneficiaries of the City's ITP. Take authorization for federally listed wildlife species covered in the HCP is generally considered to be effective upon approval of the HCP. The City's MSCP was approved in 1997.

The City has relinquished coverage of, and does not rely on, the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Upon completion of an HCP for vernal pools, the City would enter into an Implementing Agreement in order to obtain species coverage and a Federal ITP for the seven vernal pool species. Until that time, take of the vernal pool species must be permitted through the USFWS.

Sensitive Plant Species

The Master Plan notes that reduced habitat area and diversity within the Master Plan Study Area have resulted in an assemblage of plant (and wildlife) species that are either generalist (are supported by a variety of native, nonnative, and disturbed habitats) or specialists (can successfully exist within the remaining natural habitat in the Master Plan Study Area). The sensitive plant species described below have been historically observed and or recorded within the Master Plan Study Area, and/or are considered to have moderate-to-high potential to occur based on the quality and quantity of native habitat that is present within or adjacent to the Master Plan Study Area.

A total of 14 sensitive plant species have been historically recorded within the Master Plan Study Area. In addition to these species, which were identified through a CNDDB query, several additional sensitive plant species are known to occur or are considered to have moderate-to-high potential to occur in the Master Plan Study Area (and for which specific guidelines exist in the MSCP Subarea Plan). Table 5.4-1 lists all sensitive plant species known to occur within the Master Plan Study Area and provides their listing designation and a general description of where these species are commonly found or known to occur. The CNDDB was used to describe habitat requirements.

Table 5.4-1. Sensitive Plant Species Known to Occur in the Master Plan Study Area

Plant Species	Listed As	Commonly Found
Beach goldenaster (*Heterotheca sessiliflora* ssp. *sessiliflora*)	CRPR 1B	Sandy areas in coastal dunes, coastal scrub, and chaparral ranging from 0–3,937 feet in elevation.
Brand's star phacelia (*Phacelia stellaris*)	Federal candidate and CRPR 1B	Open areas of coastal scrub and coastal dunes.
Coast woolly-heads (*Nemacaulis denudate* var. *denudata*)	CRPR 1B	Coastal dunes.
Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*)	CRPR 1B	Alkaline soils in coastal salt marshes, playas, grasslands, and vernal pool habitats.
Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)	CRPR 1B	Alkaline soils in coastal bluff scrub and coastal scrubs.
Estuary seablite (*Suaeda esteroa*)	CRPR 1B	Clay, silty, and sandy substrates in marshes and swamps.
Oil neststraw (*Stylocline citroleum*)	CRPR 1B	Clay soils in chenopod scrub and coastal scrub habitats.
Orcutt's pincushion (*Chaenactis glabriuscula* var. *orcuttiana*)	CRPR 1B	Sandy soils in coastal bluff scrub and coastal dunes.
Otay mesa mint (*Pogogyne nudiuscula*)	Federally and state endangered and CRPR 1B	Vernal pools and moist swales.
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	CRPR 1B	Dry soils in chaparral and coastal scrub habitats.
San Diego ambrosia (*Ambrosia pumila*)	Federally endangered and CRPR 1B	Chaparral, coastal scrub, grasslands, vernal pool communities, along creek beds, seasonally dry drainages, and floodplains usually in open areas that are on the periphery of willow woodlands. San Diego ambrosia persists where disturbance has been superficial.
San Diego barrel cactus (*Ferocactus viridescens*)	CRPR 2, MSCP Covered	South-sloping areas vegetated with chaparral, coastal sage scrub, or grassland vegetation.
San Diego goldenstar (*Bloomeria clevelandii*)	CRPR 1B	Clay soils in chaparral, coastal scrub, grasslands, and vernal pools.
Variegated dudleya (*Dudleya variegate*)	CRPR 1B. MSCP Covered	Rocky or clay soils in chaparral, coastal scrub, woodlands, and grasslands.
Little mousetail (*Myosurus minimus* ssp. *apus*)	CRPR 3	Vernal pools.
Slender-pod jewelflower (*Caulanthus stenocarpus*)	MSCP covered	Disturbed and/or burned areas, coastal sage scrub, and chaparral habitats below 3,500 feet elevation.

Plant Species	Listed As	Commonly Found
Orcutt's brodiaea (*Brodiaea orcuttii*)	CRPR 1B, MSCP Covered	Vernal pools, grassland, and chaparral habitats.
San Diego mesa mint (*Pogogyne abramsii*)	State and federally endangered and CRPR 1B	Vernal pools within grassland, chaparral, or sage scrub communities.

Source: Appendix B-1.

Sensitive Wildlife Species

The Biological Resources Background Study for the Master Plan notes that reduced habitat area and diversity within the Master Plan Study Area have resulted in an assemblage of wildlife species that are either generalist (are supported by a variety of native, nonnative, and disturbed habitats) or specialist (can successfully exist within the remaining natural habitat in the Master Plan Study Area). The sensitive wildlife species described below have been historically observed and/or recorded within the Master Plan Study Area, and/or are considered to have moderate-to-high potential to occur based on the quality and quantity of native habitat that is present within or adjacent to the Master Plan Study Area. It is important to note that inventories of all wildlife species have been prepared as part of various Natural Resource Management Plans completed for various sections of the Master Plan Study Area, including the Mission Bay Natural Resource Management Plan, the San Diego River Natural Resource Management Plan, and the FSDRIP Natural Resource Management Plan.

Five sensitive wildlife species have been historically recorded within the Master Plan Study Area: big free-tailed bat, least Bell's vireo, Mexican long-tongued bat, pocketed free-tailed bat, and western mastiff bat. In addition to these species, which were identified through a CNDDB query, several other sensitive wildlife species are known to occur or considered to have moderate-to-high potential to occur in the Master Plan Study Area (and for which specific guidelines exist in the MSCP Subarea Plan). All listed sensitive species known to occur within the Master Plan Study Area are provided in Table 5.4-2 below. A general description of where these species are commonly found or known to occur is also provided. The CNDDB was used to describe habitat requirements.

Table 5.4-2. Sensitive Wildlife Species Known to Occur in the Master Plan Study Area

Wildlife Species	Listed As	Commonly Found
Big free-tailed bat (*Nyctinomops macrotis*)	California species of concern	Low-lying areas in southern California and requires high cliffs or rocky outcrops for roosting.
Mexican long-tongued bat (*Choeronycteris mexicana*)	California species of concern	Rare in San Diego County, where this species' range ends. Roosts in relatively well-lit caves and in and around buildings.
Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	California species of concern	Rocky areas and high cliffs. Found in a variety of arid areas in southern California including woodlands and scrubs.

Wildlife Species	Listed As	Commonly Found
Western mastiff bat (*Eumops perotis californicus*).	California species of concern	Open, semi-arid to arid habitats including woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.
Least Bell's vireo (*Vireo bellii pusillus*)	Federally endangered species, CESA-listed endangered species	Santa Barbara, Riverside, and San Diego Counties. Low riparian growth in the vicinity of water or in dry river bottoms. Nests are placed along margins of bushes or in twigs of willows, mule-fat, or mesquite. Designated "critical habitat" for the least Bell's vireo occurs within the Master Plan Study Area (see figure 9 of Appendix B-1).
Belding's savannah sparrow (*Passerculas sandwichesnsis beldingi*)	State endangered species, MSCP Covered	Coastal salt marshes and nests in *Salicornia* sp.
California gnatcatcher (*Polioptila californica californica*)	Federally threatened species, MSCP Covered	San Diego, closely associated with coastal sage scrub habitats. Occurs below 2,066 feet above mean sea level (msl) in the coastal slopes of southern California from Ventura County and Los Angeles Basin south to Baja California, Mexico. An obligate, permanent resident of low sage scrub in arid washes, on mesas, and on slopes.
California least tern (*Sternula antillarum browni*)	Federally and state endangered species, MSCP Covered	Nests along the coast on bare or sparsely vegetated areas.
Cooper's hawk (*Accipiter cooperi*)	California species of concern, MSCP Covered	Common to San Diego, typically associated with woodlands, parks, or residential areas.
Grasshopper sparrow (*Ammodramus savannarum*)	California species of concern	Nests in moderately-to-very extensive grasslands, with native grasses usually a significant component. Nearly exclusive west of the mountains within southern California up to about 5,000 feet (usually below 3,000 feet) msl. Nests from at least mid-March through late August and is quite rare in migration and winter. Many areas are occupied only in some years, perhaps because of indirect effects of annual weather.
Light-footed clapper rail (*Rallus longirostris levipes*)	Federally and state endangered species, MSCP Covered	Salt marshes where cord grass (*Spartina foliosa*) and pickleweed (*Salicornia* sp.) are dominant.
Orange-throated whiptail (*Aspidoscelis hyperythra*)	CDFG species of concern	Dense stands of sage scrub, chamise chaparral, and floodplain areas.
Quino checkerspot butterfly (*Euphydryas editha quino*)	Federally endangered species	Sunny openings within chaparral and coastal sage scrub habitats. The primary larval host plant for this species is

Wildlife Species	Listed As	Commonly Found
		Plantago erecta.
San Diego horned lizard (*Phrynosoma coronatum*)	California species of concern	Friable, rocky or shallow sandy soils in coastal sage scrub and chaparral vegetation communities.
Southwestern pond turtle (*Clemmys marmorata pallida*)	California species of concern	Permanent or nearly permanent bodies of water and requires basking sites such as partially submerged logs, vegetation mats, or open mud banks.
Southwestern willow flycatcher (*Empidonax trallii extimus*)	Federally endangered species, MSCP Covered	San Diego County in late spring and summer where it is known to breed in only a few locations (Unitt 1984). Nests in willow thickets in riparian woodlands including willows, stinging nettle, baccharis, alder, ash, California wild rose, California blackberry, and wild grape.
Tricolored blackbird (*Agelaius tricolor*)	California species of concern, MSCP Covered	Open water, protected areas for nesting, and areas providing inset prey for foraging.
White-faced ibis (*Plegadis chihi*)	CDFG Species of concern, MSCP Covered	Shallow freshwater marsh habitats that include dense tule thickets with areas of shallow water for foraging.

Source: Appendix B-1.

5.4.3 Regulatory Setting

This section provides summary background information regarding applicable land use regulations at the federal, state, and local levels.

Federal Regulations

Federal Endangered Species Act

The federal Endangered Species Act (ESA) was enacted in 1973 to provide protection to threatened and endangered species and their associated ecosystems. “Take” of a listed species is prohibited except when specific authorization has been granted through a USFWS permit under Section 4(d), 7, or 10(a) of the ESA. “Take” is defined as to harass, harm, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of these activities without a permit.

Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was enacted in 1918. Its purpose is to prohibit the kill or transport of native migratory birds, or any part, nest, or egg of any such bird unless allowed by another regulation adopted in accordance with the MBTA. A list of migratory bird species that are protected by the MBTA is maintained by the USFWS, which also regulates most aspects of the taking, possession, transportation, sale, purchase, barter, exportation, and importation of migratory birds.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act was first enacted in 1940 to prohibit the take, transport, or sale of bald eagles (*Haliaeetus leucocephalus*), their eggs, or any part of an eagle except when permitted by Secretary of Interior. In 1962, the act was amended to afford the same level of protection to the golden eagle (*Aquila chrysaetos*). The act also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, or activities that interfere with or interrupt normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Clean Water Act

In 1948, Congress first passed the Federal Water Pollution Control Act. This act was amended in 1972 and became known as the Clean Water Act (CWA), which regulates the discharge of pollutants into the waters of the United States (WoUS). Under Section 404, permits need to be obtained from the U.S. Army Corps of Engineers (USACE) for discharge of dredge or fill material into jurisdictional WoUS. USACE-regulated activities under Section 404 involve a discharge of dredged or fill material including, but not limited to, grading, placing of riprap for erosion control, pouring concrete, laying sod, and stockpiling excavated material into WoUS. Activities that generally do not involve a regulated discharge (if performed specifically in a manner to avoid discharges) include driving pilings, some drainage channel maintenance activities, constructing temporary mining and farm/forest roads, and excavating without stockpiling. USACE issues Nationwide Permits (NWPs) for activities that require discretionary authority and do not exceed specific impact requirements (e.g., less than 0.5 acre of impacts, no impacts on special aquatic sites, etc.) and requires individual permits for activities that exceed the requirements of NWPs.

Under Section 401 of the act, Water Quality Certification from the Regional Water Quality Control Board (RWQCB) needs to be obtained if an action would potentially result in any impacts on jurisdictional WoUS.

State Regulations

California Environmental Quality Act

CEQA requires that biological resources be considered when assessing the environmental impacts resulting from proposed actions. In accordance with State CEQA Guidelines Section 15065, the lead agency needs to determine if a project has the potential to substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

California Endangered Species Act

CESA prohibits the take of any species that the California Fish and Game Commission determines to be a threatened or endangered species. The act is administered by CDFG. Incidental take of these listed species can be approved by the CDFG.

California Coastal Act of 1976

The California Coastal Act (CCA), administered by the California Coastal Commission (CCC), includes policies for development proposed within the coastal zone and recognizes California ports, harbors, and coastline beaches as economic and coastal resources. Decisions to implement specific development, where feasible, are to be based on consideration of alternative locations and designs in order to minimize any adverse environmental impacts. The CCC regulates all jurisdictional wetlands that are under the joint jurisdiction of USACE and RWQCBs, as well as riparian habitat under the jurisdiction of CDFG, and considers vernal pools within the City jurisdictional wetlands.

California State Fish and Game Code – Streambed Alteration Program

The California Fish and Game Code concludes that it is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity. CDFG jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. Furthermore, CDFG jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that function hydrologically as part of the riparian system. Under the CDFG definition, a watercourse need not exhibit evidence of an Ordinary High Water Mark (OHWM) to be claimed as jurisdiction.

Under current California Fish and Game Code Sections 1600–1616, CDFG has the authority to regulate work that will substantially divert or obstruct the natural flow of, change, or use any material from the bed, channel, or bank of any river, stream, or lake. The CDFG also has authority to regulate work that will deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Section 1602 Lake or Streambed Alteration Agreement (SAA) and is applicable to all projects involving state or local government discretionary approvals.

California Fish & Game Code (3503, 3503.5, 3505, 3800, 3801.6)

These Fish and Game Code sections protect all native birds, birds of prey, and all nongame birds, including eggs and nests, that are not already listed as fully protected and which occur naturally within the state. Section 3503 of the code states that It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne) is the California equivalent of the CWA. It provides for statewide coordination of water quality regulations through the establishment of the California State Water Resources Control Board and nine separate RWQCBs that oversee water quality on a day-to-day basis at the regional/local level. The RWQCB regulates actions that would involve “discharging waste, or proposing to discharge waste, with any region that could affect the quality of the waters of the state” (Water Code 13260(a)), pursuant to provisions of Porter-Cologne. Waters of the State (WoS) are defined as “any surface water or groundwater, including saline waters, within the boundaries of the state” (Water Code 13050 (e)). Through the Porter-Cologne Act, the RWQCB regulates isolated wetlands, including vernal pools.

The RWQCB also regulates WoUS under Section 401 of the CWA. A Water Quality Certification or a waiver must be obtained from the RWQCB if an action would potentially result in any impacts on jurisdictional WoUS.

Local Regulations

City of San Diego Multiple Species Conservation Program Subarea Plan

The Master Plan Study Area is located inside the approved boundaries of the City's MSCP Subarea Plan, which provides a regional conservation planning framework for the City and allows the City to issue take permits for covered species at the local level. In addition, portions of the Master Plan Study Area occur within or immediately adjacent to the MHPA within the MSCP Subarea plan, which have been determined to provide the characteristics necessary (e.g., habitat quality, quantity and connectivity) to support the sensitive biological resources found in San Diego.

Development within the MHPA is permitted under the following circumstances:

1. For parcels within the Open Space Residential Zone (OR-1-2), development may occur on all areas located outside of the MHPA, and, if this area of the parcel is less than 25% of the parcel, encroachment into the MHPA is permitted to achieve development on a total of 25% of the parcel.
2. For parcels within the OR-1-2 zone that are less than 4 acres in total size and either partially or wholly in the MHPA, development may occur on 1 acre in areas where the MHPA is of at least 1,000 feet in length.
3. For parcels within the OR-1-2 zone, up to an additional 5% development area inside the MHPA (beyond those limits discussed above in items 1 and 2) is permitted in order to accommodate essential public facilities such as circulation element roads, parks, and police and fire facilities.
4. Development within the MHPA must be located on the least sensitive portions of the site, and projects shall be designed to avoid impacts to covered species where feasible.

Projects that may encroach into the MHPA beyond the allowable development area (see Sections 143.0142 and 131.0250(b) of the Land Development Code and pages 5 and 6 of the City's Biology Guidelines) require an MHPA boundary line adjustment. Under the City's MSCP Subarea Plan, an adjustment to the City's MHPA boundary is allowed only if the new MHPA boundary results in an exchange of lands that are functionally equivalent or higher in biological value. A determination of functionally equivalent or higher biological value will be based on site-specific information (both quantitative and qualitative) that addresses the six boundary adjustment criteria outlined in Section 5.4.3 of the MSCP Plan (March 1997), which are as follows:

1. Effects on significantly and sufficiently covered habitats (i.e., the exchange maintains or improves the conservation, configuration, or status of significantly or sufficiently conserved habitats, as defined in Section 4.2.4).
2. Effects to covered species (i.e., the exchange maintains or increases the conservation of covered species).
3. Effects on habitat linkages and function of preserve areas (i.e., the exchange maintains or improves a habitat linkage or wildlife corridor).

4. Effects on preserve configuration and management (i.e., the exchange results in similar or improved management efficiency and/or protection for biological resources).
5. Effects on ecotones or other conditions affecting species diversity (i.e., the exchange maintains topographic and structural diversity and habitat interfaces of the preserve).
6. Effects to species of concern not on the covered species list (i.e., the exchange does not significantly increase the likelihood that an uncovered species will meet the criteria for listing under either the federal or state Endangered Species Acts).

All proposed MHPA boundary adjustments require approval from the USFWS and CDFG, collectively the "wildlife agencies." Approval is typically obtained prior to release of the environmental documentation for the project, but no later than the first public hearing. Early consultation with the wildlife agencies would be required for any proposed MHPA boundary adjustment. Any proposed boundary adjustment will also be disclosed in the environmental document (i.e., CEQA) for the project. These guidelines, which are listed in Section 1.4.3 of the City's MSCP Subarea Plan, consist of the following:

1. Drainage: All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems shall be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance shall include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.
2. Toxics: Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures shall include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance shall be provided. Where applicable, this requirement shall be incorporated into leases on publicly-owned property as leases come up for renewal.
3. Lighting: Proposed lighting to of all developed areas adjacent to the MHPA shall be directed away from the MHPA. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.
4. Noise: Uses in or adjacent to the MHPA shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures shall also be incorporated for the remainder of the year.
5. Barriers: New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA

boundaries to direct public access to appropriate locations and reduce domestic animal predation.

6. Invasives: No invasive nonnative plant species shall be introduced into areas adjacent to the MHPA.
7. Brush Management: New residential development located adjacent to and topographically above the MHPA (e.g., along canton edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 2 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones would not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50% of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area would be the responsibility of a homeowners association or other private party.

   For existing projects and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.
8. Grading/Land Development: Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

City of San Diego Environmentally Sensitive Lands Regulations

The ESL Regulations, which are intended to "protect, preserve and, where damaged restore the Environmentally Sensitive Lands of the City and the viability of the species supported by those lands." These regulations encourage a sensitive form of development and serve to implement the MSCP by prioritizing the preservation of biological resources within the MHPA.

ESL Regulations apply to all proposed development when Environmentally Sensitive Lands are present. Environmentally sensitive lands include sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and Special Food Hazard Areas. Sensitive biological resources, as defined by the ESL Regulations, include those lands within the MHPA and other lands outside of the MHPA that contain wetlands, vegetation communities classifiable as Tier I, II, IIIA, or IIIB; habitat for rare, endangered, or threatened species; or narrow endemic species.

Some of the pertinent regulations contained in the ESL include the following:

- Impacts to sensitive biological resources shall be avoided and/or minimized.
- Impacts to wetlands shall be avoided and a wetland buffer shall be maintained to protect the functions and values of the wetland.
- All clearing, grubbing, or grading (inside and outside the MHPA) shall be restricted during the breeding season where development may impact the following species.
  - Western snowy plover (*Charadrius alexandrines nivosus*): March 1 – September 15
  - Southwestern willow flycatcher (*Empidonax trallii extimus*): May 1 – August 30

  - Least tern (*Sternula antillarum browni*): April 1 – September 15
  - Cactus wren (Campylorhynchus brunneicapillus sandiegensis): February 15 – August 15
  - Least Bell's vireo (*Vireo bellii pusillus*): March 15 – September 15
  - Tricolored blackbird (*Agelaius tricolor*): March 1 – August 1
  - California gnatcatcher (*Polioptila californica californica*): March 1 – August 15 inside the MHPA only; no restrictions outside the MHPA
- Significant impacts on sensitive biological resources and corresponding mitigation requirements to reduce impacts to below a level of significance shall be identified.

5.4.4 Impacts

This section describes the overall environmental impacts on biological resources based on a qualitative assessment of reasonably foreseeable effects from implementation of the Master Plan. It describes the methods used to determine the impacts of the project and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

This section includes analysis of potential biological resources impacts related to the future actions of the Master Plan. Future actions include Reach Recommendation projects, and future projects that will implement the Master Plan Design Guidelines. These actions are divided between the RCA and the RIA. The features of the RCA/RIA are described further in Chapter 3, "Project Description."

Possible impacts on biological resources including sensitive vegetation, plant, and wildlife species from implementation of the future projects within the RCA/RIA are addressed below. Mitigation is provided, as appropriate, that would reduce the potential for future adverse impacts on sensitive biological resources. Future project-level impacts associated with subsequent projects implemented in accordance with the Master Plan and associated biological resources analysis would be subject to subsequent environmental review under CEQA.

Issue 1: Would implementation of the Master Plan result in reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Based on these thresholds, impacts would be considered significant if the Master Plan Study Area:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g. in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain

established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.

- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.

Impact Analysis

Master Plan

The RCA/RIA supports or has potential to support numerous sensitive plant and wildlife species. Implementation of the Master Plan, including the construction of recreation uses and a multi-use trail, would result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals through direct impacts such as loss of habitat or habitat modification/fragmentation or through indirect impacts such as increased noise, dust, erosion, human and pet access, and nighttime lighting. In addition, grading and land disturbance associated with restoration and enhancement activities within the Master Plan Study Area would also result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Although such restoration/enhancement activities would have the potential to increase habitat availability for sensitive plants and wildlife, restoration activities such as grading and removal of vegetation would result in a reduction in the number of sensitive species.

River Corridor Area

Future projects within the RCA include implementing Reach Recommendation projects and projects that implement the Design Guidelines. Future actions associated with the Reach Recommendation projects occur within six distinct reaches: the Estuary, Lower Valley, Confluence, Upper Valley, Gorge, and Plateau. Given the proximity of the planned habitat restoration projects to the floodplain, which contains sensitive vegetation communities capable of supporting sensitive plant and wildlife species, and the proximity of the proposed Path Corridor to these same areas, construction of the Reach Recommendations and projects that implement the Design Guidelines would result in significant direct impacts on sensitive plant or wildlife species where present in the Lower Valley, Upper Valley, Gorge, and Plateau Reaches.

Potential impacts within each reach are described below:

- The Reach Recommendation projects within the Estuary Reach would be limited to minor maintenance and enhancement of the existing multi-use River Path (which is complete) with interpretive signage, which would not be expected to result in direct impacts on coastal wetland habitats (e.g., subtidal, estuarine, shallow bay, southern coastal salt marsh, etc.). Therefore, the Master Plan is not expected to result in direct impacts on sensitive plant species in the RCA associated with these habitat types (including beach goldenaster, coast wooly-heads, Davidson's saltscale, Orcutt's pincushion), or on wildlife species (including Belding's savannah sparrow, California least tern, or light-footed clapper rail).
- Reach Recommendation projects within the Lower Valley, Confluence, and Upper Valley Reaches would include removal of significant stands of invasive plant species and subsequent native habitat restoration, as well as installation of up to approximately 10 miles (3.5 miles in lower valley, 2.5 miles in confluence, 3.6 miles in upper valley) of River Pathway, some of which could occur within wetland and riparian habitat types (e.g., coastal and valley freshwater marsh,

southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub). The exotic vegetation removal, habitat restoration, and River Pathway installation within these habitats could potentially result in direct impacts on sensitive plant species (including San Diego ambrosia), if present, or on sensitive wildlife species (including least Bell's vireo, southwestern pond turtle, southwestern willow flycatcher, tricolored blackbird, and white-faced ibis), if present.

- The Reach Recommendation projects within the Gorge and Plateau Reaches would also include significant invasive plant removal and habitat restoration, as well as installation of up to 3.5 miles of River Pathway. Work in this reach could potentially impact the same plant and wildlife species as those in the Lower Valley, Confluence, and Upper Valley Reaches, as well as some vernal pool and mesic clay plant species (including San Diego goldenstar, Orcutt's brodiaea, and San Diego mesa mint) and wildlife species (including big free-tailed bat, pocket free-tailed bat, California gnatcatcher, grasshopper sparrow, and orange-throated whiptail).
- The City of San Diego no longer has take authorization for vernal pool species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*) and spreading navarretia (*Navarretia fossalis*). As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species though an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

River Influence Area

The Master Plan provides design guidelines for allowable development that help determine the height of buildings as well as the location of access points to the River, and the location of parking areas. These guidelines do not specify development projects that would result in direct impacts on sensitive vegetation communities capable of supporting sensitive plant and wildlife species. However, the Master Plan does identify Reach Recommendation projects within the RIA that would possibly require grading and cause direct impacts on sensitive habitats that do have potential to support sensitive plant or wildlife species. Given the proximity of the Reach Recommendation projects in the RIA to the areas containing sensitive vegetation communities capable of supporting sensitive plant and wildlife species, adoption of the Master Plan and implementation of the Design Guidelines would result in significant direct impacts on sensitive plant or wildlife species where present in the Estuary, Lower Valley, Confluence, Upper Valley, Gorge, and Plateau Reaches.

In the Lower Valley Reach these include providing a connection to Presidio Park and canyons adjacent to Mission Valley (e.g., Buchanan, Murphy, etc.), and redeveloping the Riverwalk Golf Course and Qualcomm Stadium with open spaces. In the Confluence Reach these include providing open spaces in the Grantville area, improving trail connections to Alvarado and Navajo Canyon, and establishing open space within the Superior Ready-Mix Mine redevelopment area. Each of these reach projects would result in direct impacts on sensitive wetland and riparian habitats (e.g., coastal and valley freshwater marsh, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub) and the sensitive plant and wildlife species associated with them (listed above for the RCA).

In addition, projects implemented in accordance with the Design Guidelines and Reach Recommendations would result in direct impacts on sensitive upland habitats (e.g., Diegan coastal sage scrub, chaparral, valley needlegrass grassland, dense coast live oak woodland) and the sensitive plant species they potentially support (including Robinson's pepper grass, San Diego barrel cactus, San Diego goldenstar, variegated dudleya, and slender-pod jewelflower), and wildlife species (including pocketed free-tailed bat, California gnatcatcher, Cooper's hawk, orange-throated whiptail, quino checkerspot butterfly, and San Diego horned lizard).

Master Plan Policies

The Master Plan contains specific Design Guidelines for the RCA that would reduce the likelihood of impacts on unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Implementation of these policies and compliance with ESL regulations and guidelines would reduce impacts to a degree, but cannot guarantee that all future project-level impacts will be avoided or mitigated to a less-than-significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program-level impact related to biological resources is considered significant and unavoidable.

The Master Plan has policies protecting wetland habitat. Many wetlands are regulated by the following agencies: USACE, CDFG, and the California Coastal Commission. For the wetland sites under the jurisdiction of these agencies, these agencies have policies encouraging or mandating avoidance and minimization of impacts. Unavoidable significant impacts on wetlands may occur on wetland habitats due to future development; however, federal, state, and local agencies would require mitigation measures to ensure there is no net loss of wetland habitat.

- Master Plan Section 4.2, Relationship to Multiple Species Conservation Program and Environmentally Sensitive Lands Regulations, outlines ESL Requirements that all development proposals in and adjacent to the River must map the following three boundaries:

  1. The River Corridor and River Influence Areas of the San Diego River Park Master Plan (this can be determined by applying the master plan design guidelines).
  2. The MHPA area (this area has been mapped and can be accessed from SANGIS mapping systems).
  3. The Wetland Buffer area (this area will be determined based on the biological resource present at the time of project submittal).

  Section 4.2 also notes that once the boundaries are mapped, the largest mapped boundary would prevail. In some areas where the MHPA and the wetland buffer are larger than the River Corridor, the River Pathway would be required to be outside the MHPA and the wetland buffer.

- Master Plan Section 4.3.2.5, Trails, outlines pedestrian trail specifications to minimize impacts on wetlands and riparian habitats in the MHPA. This policy for narrower trails would also minimize impacts on sensitive plants and wildlife species within those habitat areas:

  A. Trails would be a maximum of 8 feet wide and have a minimum vertical clearance of 8 feet. Trails within the MHPA, or a wetland buffer, would ~~be a maximum of 4 feet wide and~~ meet the requirements of the MSCP Subarea Plan, "Land Use Considerations."

- Master Plan Section 4.3.4.1, River Pathway Lighting, identifies lighting options for the pedestrian path and associated facilities in the RCA that would minimize indirect impacts on sensitive wildlife species:
  - Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740 (Outdoor Lighting Regulations).
- Master Plan Section 4.3.4.6, Fences, outlines fencing guidelines that would protect trespass into sensitive habitats, and therefore minimize impacts on sensitive plants and wildlife species within those habitat areas:

  Fencing in the River Corridor between the river pathway should only be provided to protect sensitive habitat and historic resources, while allowing for wildlife movement. To provide a consistent park identity and to blend with the natural environment fencing should:

  - A minimum of five feet from the River Pathway or trails and follow the natural grade.
  - A maximum of 42 inches in height.
  - Fence rails to be horizontal.
  - Fence to be a minimum of 75% open.
  - Materials such as wood peeler log fencing or steel/steel cables.

  Fencing in the River Corridor between the River Pathway and the River Influence Area should meet the Design Guidelines of Section 4.4.4.2.

  - ~~Use fences in locations to protect sensitive habitat and historic resources. When fences are required, place on the 100-year Floodway boundary or a minimum 5 feet from the river pathway or trail where feasible. Fences would preserve views, but discourage passage.~~
  - ~~Natural peeler log fencing would be used for all fences within the RCA to allow for wildlife movement. Fencing would follow grades along the River Pathway and would be a maximum of 4 feet in height. Chain link fencing is discouraged but is allowed in the MHPA area and would be vinyl covered.~~
- Master Plan Section 4.3.4.7, Plant Material
  - Use native trees, shrubs, grasses and perennial plants appropriate to the specific microclimatic, soil and moisture conditions of each river reach within the River Corridor Area.
- Master Plan Section 4.3.2.8, Boardwalks, outlines an approach for construction of boardwalks to minimize impacts on sensitive habitats:
  - The boardwalk structure is typically supported on piers which can be used in wet, or even submerged areas. Boardwalks could be installed in lieu of surface paths within sensitive habitat areas; however, no boardwalk elements may be installed in areas which would impede or obstruct the 100 year floodway.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance

To implement the Master Plan the Mission Valley PDO's San Diego River Subdistrict section would be amended to establish an RCA and RIA and identify development regulations. Currently, the PDO does not list specific regulations regarding the protection of sensitive species in Mission Valley; however, the PDO does include general environmental goals that would help protect biological resources. These environmental goals include policies on flood control, wetlands management, urban design, and open space criteria. Policies regarding flood control include buffers and River setbacks for designated areas. Wetland management includes criteria of the San Diego River Wetland Management Plan, which would be removed in association with the Municipal Code Amendments. Policies within the existing Mission Valley PDO also concern urban design and open space criteria include regulations on reflectivity, lighting, pedestrian/river orientation, and view enhancement. These policies would aid in preserving the natural environment of the River within the Mission Valley community. The amendment, as proposed, would not modify or conflict with these existing goals and policies. Therefore, impacts from implementing the Mission Valley PDO amendment related to sensitive species would be less than significant.

Navajo Community Plan Implementation Overlay Zone

To implement the Master Plan the Navajo CPIOZ would be amended to expand the boundaries of CPIOZ Type B to include the River Subdistrict and would provide supplemental development regulations proposed for the RCA and RIA. The CPIOZ would be amended to include supplemental regulations for development within the River Corridor and River Influence Areas in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit. No impacts are expected to occur because the amendment does not involve changes in land uses and is consistent with the current land use designation, intensity of development, and environmental goals of this plan. Therefore, impacts associated with implementation of the Navajo CPIOZ amendment related to sensitive species would be less than significant.

Mission Trails Design District Ordinance and Design Manual

Although the Mission Trails Design District does not include specific policies on sensitive species, the design district was created to enhance the natural qualities of Mission Trails Regional Park, which would aid in the preservation of biological resources in the park. The Mission Trails Design District would be amended to establish an RCA and RIA, and identify development regulations. The intent of the amendment is to only incorporate the Master Plan Design Guidelines, and no action is proposed that would conflict with the current environmental goals or plans of the design district. Therefore, impacts associated with implementation of the Mission Trails Design District amendment related to sensitive species would be less than significant.

Community Plan Amendments

The Master Plan proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as a policy document for the River area. Currently, these plans include both general and specific policies regarding protection of the natural environment including wildlife. The Mission Valley Community Plan includes a policy to enhance the wetland and riparian habitat along both sides of the River. A policy included in the Tierrasanta Community Plan

involves the protection and enhancement of the physical environment through careful urban design. Land uses and public access are limited by the policies of the East Elliot Community Plan to protect nesting areas for endangered or threatened animal or bird species. This plan also encourages natural open spaces to remain with disturbance limited to trails and passive recreational uses that are consistent with the preservation of natural resources, and more active recreation uses would only be allowed if measures are taken to ensure the biological values are not threatened. Similarly, the Navajo Community Plan lists several policies that involve protection of wetland and riparian habitat and the establishment of an open space system to preserve the natural environment including wildlife and vegetation. Another policy is included that ensures development of properties adjoining the open space system is compatible with the natural environment. To see a list of these policies, see Section 5.1, "Land Use."

Amendments to the community plans, as proposed, would not conflict with the current policies that involve protection of biological resources. The purpose of the amendments is to reference the Master Plan as the policy document for the River area and establish the River Park as a resource-based park. The Community Plan amendments would not involve changes to the language of the existing plan policies or provide new regulations associated with preserving biological resources. Therefore, impacts would be less than significant.

Significance of Impact

BIO-1: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Construction of these facilities and the associated potential for decreased species is considered a potentially significant impact.

Mitigation Framework

BIO-1: To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the RCA/RIA, all subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2002). The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species, as noted in Section 5.4.2, "Existing Conditions," above, shall be recorded and presented in a biological resources report. Based on available habitat within the RCA/RIA, focused presence/absence surveys shall be conducted in accordance with the biology guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the ESA, MBTA, Bald and Golden Eagle Protection Act, CESA, MSCP Subarea Plan, and ESL Regulations.

In addition, a preliminary or final jurisdictional wetlands delineation of the RCA/RIA shall be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West*

Region (2008). A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (e.g., vernal pools) that may not be within the USACE jurisdiction under the CWA or meet other federal jurisdictional criteria but are regulated by the FESA, CESA, CCC, and/or RWQCB. The City no longer has take authority for vernal pools containing sensitive species. A USFWS permit would be required if vernal pools were present with sensitive species.

Mitigation for Impacts on Sensitive Upland Habitats

Projects proposing impacts on sensitive upland Tier I, II, IIIA, or IIIB habitats shall implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2 – presented as Table 5.4-3 in this mitigation framework) and provide suitable mitigation in accordance with the MSCP Subarea Plan. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive vegetation communities including but not limited to riparian habitats, wetlands, oak woodlands, coastal sage scrub, and chaparral consistent with federal, state, and City guidelines. Any required mitigation for impacts on sensitive vegetation communities shall be outlined in a conceptual mitigation plan following the outline provided in the City Biology Guidelines.

Table 5.4-3. Upland Mitigation Ratios

Tier	Habitat Type	Mitigation Ratios			
TIER 1 (rare uplands)	Southern Foredunes Torrey Pines Forest Coastal Bluff Scrub Maritime Succulent Scrub Maritime Chaparral Scrub Oak Chaparral Native Grassland Oak Woodlands	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	2:1	3:1
			Outside	1:1	2:1
TIER II (uncommon uplands)	Coastal Sage Scrub (CSS) CSS/Chaparral	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	1:1	2:1
			Outside	1:1	1.5:1
TIER III A (common uplands)	Mixed Chaparral Chamise Chaparral	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	2:1	3:1
			Outside	1:1	2:1

Tier	Habitat Type	Mitigation Ratios			
		Location of Preservation			
				Inside	Outside
TIER III B (common uplands)	Non-Native Grasslands	Location of Impact	Inside*	1:1	1.5:1
			Outside	0.5:1	1:1

Notes:
For all Tier I impacts, the mitigation could (1) occur within the MHPA portion of Tier I (in Tier) or (2) occur outside of the MHPA within the affected habitat type (in-kind).
For impacts on Tier II, IIIA, and IIIB habitats, the mitigation could (1) occur within the MHPA portion of Tiers I – III (out-of-kind) or (2) occur outside of the MHPA within the affected habitat type (in-kind). Project-specific mitigation will be subject to applicable mitigation ratios at the time of project submittal.

Mitigation for Impacts on Wetlands

Please refer to Mitigation Framework BIO-4.

Mitigation for Short-term Impacts on Sensitive Species from Project Construction

Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, required for any grading or clearing activities, is presented in Mitigation Framework LU-1 in Section 5.1, "Land Use."

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals remains significant and unavoidable, even with adherence to the Mitigation Framework.

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

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to interference with the nesting/foraging/movement of resident or migratory fish or wildlife species on or off site. Based on these thresholds, impacts on biological resources would be considered significant if the Master Plan Study Area:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g., in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.
- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.

Impact Analysis

Master Plan

Although one of the goals of the Master Plan is to preserve, protect, and enhance habitat for plant and wildlife species and wildlife movement corridors, individual development projects implemented under the Master Plan have the potential to interfere with the nesting/foraging/movement of resident or migratory fish or wildlife species. For example, although restoration/enhancement activities would have the potential to increase habitat availability for sensitive plants and wildlife, restoration activities such as grading and removal of nonnative vegetation (e.g., removal of eucalyptus trees) would result in loss of raptor nesting habitat. In addition, conversion of disturbed habitat, and potentially nonnative grassland areas adjacent to the RCA to wetland/riparian areas through revegetation would result in loss of foraging habitat for birds and raptors.

River Corridor Area

Future Reach Recommendations within the RCA are limited to implementing Reach Recommendation projects and specific actions from the Design Guidelines as listed in Chapter 3, "Project Description." The Reach Recommendation projects within the Estuary Reach, which are limited to minor maintenance and enhancement of the existing River path and installation of signage, would not be expected to interfere with nesting, foraging, or wildlife movement in the coastal wetland habitats (e.g., subtidal, estuarine, shallow bay, southern coastal salt marsh, etc.). Improvements within the Lower Valley, Confluence, and Upper Valley Reaches including removal of significant stands of invasive plant species and subsequent native habitat restoration, as well as installation of up to approximately 10 miles of River Pathway, some of which would occur within wetland and riparian habitat types (e.g., coastal and valley freshwater marsh, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub) would interfere with nesting, foraging, or wildlife movement for many native wildlife species, some of which are sensitive (e.g., least Bell's vireo, southwestern pond turtle, southwestern willow flycatcher, tricolored blackbird, white-faced ibis). Similarly, project improvements within the Gorge and Plateau Reaches including invasive plant removal and habitat restoration, as well as installation of up to 3.5 miles of River Pathway would result in interference with nesting, foraging, or wildlife movement for many native wildlife species including sensitive species. Therefore, adoption of the Master Plan and implementation of the Reach Recommendation projects would interfere with nesting, foraging, and/or movement of resident wildlife species in the River Valley and is considered

a potentially significant impact in the Lower Valley, Confluence, Upper Valley, Gorge, and Plateau Reaches.

River Influence Area

The Master Plan does not specify uses within the RIA, but does provide design guidelines for development that help determine the height of buildings as well as the location of access points to the River and the location of parking areas. These guidelines do not specify development projects that would result in interference with nesting, foraging, and/or movement of resident wildlife species within the RIA. However, the Master Plan does identify Reach Recommendation projects within the RIA that would possibly require grading, removal of vegetated habitat, or conversion of open areas to developed uses. In the Estuary Reach these include the development of passive, overlook platforms with interpretive signs within the Mission Bay Park. This reach project would interfere with wildlife nesting, foraging, or movement within coastal wetland habitats (e.g., subtidal, estuarine, shallow bay, southern coastal salt marsh, etc.). In the Lower Valley Reach these include providing connections to Presidio Park and the canyons adjacent to Mission Valley (e.g., Buchanan, Murphy, etc.), and redeveloping the Riverwalk Golf Course and Qualcomm Stadium with open spaces. In the Confluence and Upper Valley Reaches these include providing park spaces in the Grantville area, improving open space and trail connections to Elanus Canyon, and establishing open space within the Superior Ready-Mix Mine redevelopment area. In the Gorge and Plateau Reaches, these include improving trail connections to the Mast Boulevard staging area, and naturalizing the Carlton Oaks Golf Course River buffer area or providing open space. Each of these projects would result in habitat modifications that would interfere with wildlife nesting, foraging, or movement within wetland and riparian habitats (e.g., coastal and valley freshwater marsh, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub) and upland habitats (e.g., Diegan coastal sage scrub, chaparral, valley needlegrass grassland, and dense coast live oak woodland). Therefore, adoption of the Master Plan and implementation of the Design Guidelines would interfere with nesting, foraging, and/or movement of resident wildlife species in the Estuary, Lower Valley, Confluence, Upper Valley, Gorge, and Plateau Reaches.

Master Plan Policies

The Master Plan seeks to improve nesting/foraging/movement conditions on a regional scale for all wildlife species that may inhabit the RCA through provision of additional native vegetation and cover throughout the RCA, and incorporation of additional lands into the MHPA as they become available. The Master Plan also contains specific Design Guidelines that would reduce the likelihood of interference with the nesting/foraging/ movement of resident or migratory fish or wildlife species within the RCA. Implementation of these policies and compliance with ESL regulations and guidelines would reduce impacts to a degree, but cannot guarantee that all future project level impacts will be avoided or mitigated to a less than significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program level impact related to biological resources is considered significant and unavoidable.

- Master Plan Section 4.3.2.1, 100-Year Floodway, outlines site planning for the 100-year floodway portion of the RCA to minimize impacts on wildlife movement within the RCA:
    A. Development in the floodway would be in accordance with Land Development Code Section 143.0145 (Development Regulations for Special Flood Hazard Areas), the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development

Code and the Multiple Species Conservation Program (MSCP) Subarea Plan 'Land Use Considerations for Flood Control' where the floodway is mapped MHPA.

C. The use of gabions and native stone on river sides to dissipate flows would include design features to provide for or preserve wildlife habitats and wildlife movement corridors.

- Master Plan Section 4.3.2.2, Path Corridor, specifies treatments for the Path Corridor within the RCA that would facilitate wildlife movement:

  A. Manufactured slopes within the Path Corridor would preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat. Avoid long, continuous manufactured slopes with hard edges and provide smooth transitions. All slopes are to be appropriately stabilized and re-vegetated with native plants found in the immediate vicinity.

- Master Plan Section 4.3.2.7, Bridges, specifies bridge siting guidelines that would minimize impacts on wildlife movement within the RCA:

  A. Pedestrian/Bicycle-only bridges would be at locations of steep grade crossings, streambeds and in other areas where protection of the water quality and wildlife habitat is needed. The width of bridges would be determined by anticipated use, but would provide a minimum of 10 foot wide area for pedestrians and bicyclists.

  D. Bridges crossing the River Corridor Area would be designed, where possible, to accommodate the river pathway passing beneath the bridge during typically low water conditions (minimum of 12 feet vertical clearance) with a ramping connection to at-grade crossings to accommodate high water conditions.

  E. Bridge spans would provide adequate space for both the river and dry land area to accommodate wildlife movement, where possible.

- Master Plan Section 4.3.4.1, River Pathway Lighting, identifies lighting options for the pedestrian path and associated facilities in the RCA that would minimize indirect impacts on the movement of sensitive nocturnal wildlife species:

  - Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, 'Land Use Adjacency Guidelines' and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).

- Master Plan Section 4.3.4.6, Fences, outlines fencing guidelines that would preserve potential for wildlife movement within sensitive habitat areas in the RCA:

  <u>Fencing in the River Corridor between the river pathway should only be provided to protect sensitive habitat and historic resources, while allowing for wildlife movement. To provide a consistent park identity and to blend with the natural environment fencing should:</u>

  - <u>A minimum of five feet from the River Pathway or trails and follow the natural grade.</u>
  - <u>A maximum of 42 inches in height.</u>
  - <u>Fence rails to be horizontal.</u>
  - <u>Fence to be a minimum of 75% open.</u>

- Materials such as wood peeler log fencing or steel/steel cables.

Fencing in the River Corridor between the River Pathway and the River Influence Area should meet the Design Guidelines of Section 4.4.4.2.

- ~~Use fences in locations to protect sensitive habitat and historic resources. When fences are required, place on the 100-year Floodway boundary or a minimum 5 feet from the river pathway or trail where feasible. Fences would preserve views, but discourage passage.~~
- ~~Use natural peeler log fencing for all fences within the River Corridor Area to allow for wildlife movement. Fencing would follow grades along the river pathway and would be a maximum of 4 feet in height.~~

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

Currently, the Mission Valley PDO does not list specific regulations regarding nesting/foraging/movement of any resident or migratory wildlife species in Mission Valley; however, the PDO does include general environmental goals that would help protect biological resources. The goals involve policies on flood control, wetlands management, urban design, and open space criteria. Adherence to these policies would preserve the natural environment of the River and would aid with the protection of nesting/foraging/movement of wildlife species within the Mission Valley community. The existing MTDDODM and Navajo CPIOZ do not include specific policies on the nesting/foraging/movement of wildlife species.

The Municipal Code Amendments would not alter or conflict with the existing environmental goals and policies. Implementation of the Master Plan would not modify their language or provide new regulations associated with preserving biological resources. The purpose of the amendments is to incorporate the policies of the Master Plan, and no action is proposed that would conflict with the current environmental goals or plans of the design district. Therefore, there would be no inconsistencies with implementation of the amendments, and there would be no impacts on nesting/foraging/movement of wildlife species. Therefore, significant impacts related to nesting and foraging would not result with implementation of the Municipal Code Amendments.

Community Plan Amendments

The project proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as their guiding land use and policy document. Currently these plans do not include specific policies regarding nesting/foraging/movement of wildlife species; however, these plans include general policies regarding protection of the natural environment and wildlife (see Section 5.1, "Land Use") that can help reduce interference with the nesting/foraging/movement of wildlife species. The community plan amendments would not conflict with the current policies that involve protection of biological resources. Implementation of the project would establish the River Park as a resource-based park in these plans, and changes to the language of the existing environmental goals and policies would not occur. Additionally, the amendments would not provide any new regulations associated with preserving biological resources. Therefore, there would be no significant impacts.

Significance of Impact

BIO-2: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in interference with the nesting, foraging, or movement of wildlife species within the RCA/RIA. Construction of these facilities and the associated potential for direct and indirect impacts is considered a potentially significant impact.

Mitigation Framework

BIO-2: To reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the RCA/RIA, all future projects implemented within and outside of the RCA and RIA in association with Reach Recommendations and Design Guidelines shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines. The limits of any identified local-scale wildlife corridors or habitat linkages shall be identified and analyzed in relation to local fauna, and the conversion of vegetation communities (e.g., nonnative grassland to riparian or agricultural to developed) shall be analyzed for its effects. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive wildlife species, and to provide for continued wildlife movement through the corridor. Measures to be incorporated into project level construction activities to address wildlife movement prior to issuance of any grading permits shall include the following.

- If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to MMC prior to the preconstruction meeting. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated into the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation is required. Pre-grading clearance surveys shall be completed as required to comply with the ESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or ESL Regulations.
- Manufactured slopes within the Path Corridor shall preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat. Avoid long, continuous manufactured slopes with hard edges and provide smooth transitions. All slopes shall be appropriately stabilized and re-vegetated with native plants found in the immediate vicinity.
- All lighting along the River Pathway shall be shielded and directed away from sensitive areas.
- Fences shall only be used in locations to protect sensitive habitat and historic resources. When fences are required, they shall be placed on the 100-year Floodway boundary or a minimum 5 feet from the River Pathway or trail, where possible.

- Fencing such as wood~~Natural~~ peeler log fencing or steel/steel/cables shall be used for all fences within the RCA to allow for wildlife movement. Fencing shall follow grades along the River Pathway and shall be a maximum of 42 ~~feet~~ inches in height. Chain link fencing is discouraged.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to interference with the nesting/foraging/movement of any resident or migratory fish or wildlife species remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 3: Would the Master Plan result in an impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to sensitive habitat impacts. Based on these thresholds, impacts on biological resources would be considered significant if the Master Plan Study Area:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g., in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.
- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.
- Impacts would occur on wetlands under the jurisdiction of the USACE and CDFG.
- The City of San Diego no longer has take authorization for vernal pool species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*) and spreading navarretia (*Navarretia fossalis*). As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Impacts on these species would be considered a

significant impact. Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species though an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

Impact Analysis

Master Plan

The RCA/RIA supports a variety of sensitive vegetation communities including riparian vegetation, oak woodland, wetlands, coastal sage scrub, and chaparral. Implementation of the Reach Recommendations and Design Guidelines, including the construction of park facilities and a multi-use trail, would result in impacts on these sensitive vegetation communities through direct removal of vegetation or through indirect impacts such as increased dust, erosion, and human and pet access/trampling. In addition, restoration and enhancement activities (e.g., grading) within the RCA/RIA would also result in impacts on sensitive vegetation communities.

River Corridor Area

The stated purpose of the RCA is to restore the health of the River by increasing its length and recharge area, separating it from ponds, creating opportunities for braiding and meandering, and increasing the diversity of vegetation. Implementation of the Reach Recommendations and Design Guidelines within the Estuary Reach, which are limited to minor maintenance and enhancement of the existing River path and installation of signage, and would not be expected to result in direct impacts on the sensitive coastal wetland communities in the Estuary Reach (e.g., subtidal, estuarine, shallow bay, southern coastal salt marsh, etc.). However, the planned improvements within the Lower Valley, Confluence, and Upper Valley Reaches and in the Gorge and Plateau Reaches include removal of invasive plant species and subsequent native habitat restoration, as well as installation of the River Pathway. These planned improvements would result in direct impacts on sensitive wetland and riparian habitat types (e.g., coastal and valley freshwater marsh, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub). In addition, limited areas of sensitive upland vegetation communities (e.g., Diegan coastal sage scrub, chaparral, valley and foothill grassland, and dense coast live oak woodland) would also be impacted. Therefore, implementation of the Design Guidelines and Reach Recommendations would result in impacts on sensitive vegetation communities.

River Influence Area

The Master Plan does not specify uses within the RIA, but does provide design guidelines for allowable development that help determine the height of buildings as well as the location of access points to the River and the location of parking areas. These guidelines do not specify development projects that would result in direct impacts on sensitive vegetation communities within the RCA/RIA. However, the Master Plan does identify Reach Recommendation projects within the RIA that would possibly require grading, removal of sensitive habitat, or conversion of open areas to developed uses. Please see the discussion for Issue 1, River Influence Area, regarding impacts on specific vegetation communities by reach. Implementation of the Design Guidelines within the RIA would result in impacts on sensitive vegetation communities.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

The Mission Valley PDO's River Subdistrict section would be amended to implement the Master Plan to identify development regulations within the Master Plan's RCA and RIA. Although the PDO does not list specific regulations regarding the protection of sensitive habitats in Mission Valley, the PDO does include general environmental goals that would help protect biological resources. Environmental goals of the PDO include policies on flood control, wetlands management, urban design, and open space criteria. These PDO policies would help preserve the natural environment of the River and would aid in the protection of sensitive habitats within the Mission Valley community. However, the PDO amendment would not modify or conflict with existing environmental goals and policies. The existing MTDDODM and Navajo CPIOZ do not include specific policies on sensitive habitat.

The Municipal Code Amendments would not alter or conflict with the existing environmental goals and policies. Implementation of the Master Plan would not modify their language or provide new regulations associated with preserving biological resources. The purpose of the amendments is to incorporate the policies of the Master Plan, and no action is proposed that would conflict with the current environmental goals or plans of the district. Therefore, there would be no inconsistencies with implementation of the amendments, and there would be no impacts on nesting/foraging/movement of wildlife species. Consequently, significant impacts related to sensitive habitat would not result with implementation of the Municipal Code Amendments.

Community Plan Amendments

The Master Plan proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as their guiding land use and policy document. These plans currently include both general and specific policies regarding protection of the natural environment including vegetation/habitats (see Section 5.1, "Land Use"). The community plan amendments would not conflict with the current community plan policies that involve protection of the natural environment and biological resources. The plans would be amended to establish the River Park as a resource-based park, and no changes to the existing policy language involving biological resources are proposed. Additionally, the amendments would not provide any new regulations associated with the protection of biological resources and sensitive habitat. Therefore, impacts would be less than significant.

Significance of Impact

BIO-3: Structures required by future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in direct or indirect impacts on sensitive vegetation communities including riparian vegetation, oak woodlands, wetlands, coastal sage scrub, and chaparral. Construction of these facilities is considered a potentially significant impact.

Mitigation Framework

BIO-3: Please refer to Mitigation Framework BIO-1.

Significance Level after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 4: Would the Master Plan affect the long-term conservation of biological resources as described in the MSCP? Would the Master 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?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to long-term conservation of biological resources consistent with the MSCP. Based on these thresholds, impacts on biological resources would be considered significant if the Master Plan Study Area:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g., in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.
- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.
- Resulted in impacts on wetlands under the jurisdiction of the USACE and CDFG.

The City of San Diego does not have take authorization for vernal pool species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*) and spreading navarretia (*Navarretia fossalis*). As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool

species though an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG. Impacts on these species would be considered a significant impact.

Impact Analysis

Master Plan

Implementation of the Master Plan would not affect the long-term conservation of biological resources as described in the MSCP. The intent of the Master Plan is to provide recreational amenities while preserving and enhancing the biological functions and values of the River Corridor. As discussed further in Section 5.1.4, future projects implemented under the Master Plan would require subsequent CEQA review and would be subject to City plans, policies, and regulations, including the MSCP Subarea Plan, the MHPA Land Use Adjacency Guidelines, the ESL Regulations, etc. Any project that proposes development within the MHPA above the percentages allowed per the MSCP would be required to complete a MHPA Boundary Line Adjustment and obtain City, CDFG, and USFWS concurrence prior to project approval/construction. In addition, Reach Recommendations that would result in impacts on Environmentally Sensitive Lands as defined by the ESL Regulations would require avoidance, minimization, and mitigation in accordance with the MSCP Subarea Plan.

However, as discussed further in Section 5.1.4, the construction of facilities anticipated by the Master Plan Design Guidelines and to a lesser degree the maintenance of these facilities would result in impacts on the MHPA and, therefore, potentially require an MHPA Boundary Line Adjustment and/or result in impacts on Environmentally Sensitive Lands within the RCA and RIA. This would be a significant impact.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance

The Mission Valley PDO's River Subdistrict section would be amended to implement the Master Plan to identify development regulations within the RCA and RIA. Amendments to the PDO would not affect or conflict with the long-term conservation of biological resources as described in the MSCP. The PDO amendment would incorporate the policies of the Master Plan; however, it would not change the language of existing environmental goals and policies. Therefore, there would be no impact.

Navajo Community Plan Implementation Overlay Zone

Implementation of the project would involve an amendment to the Navajo CPIOZ to expand the boundaries of CPIOZ Type B to include the River Subdistrict. The CPIOZ would be amended to include supplemental regulations for development within the RCA and RIA in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit. Impacts associated with the long-term conservation of biological resources as described in the MSCP are not expected to occur because the amendment does not involve changes in land uses and is consistent with the current land use designation, intensity of development, and environmental goals of this plan. Therefore, there would be no impact.

Mission Trails Design District Ordinance and Design Manual

The Mission Trails Design District plan would be amended to incorporate the policies of the Master Plan, and no action is proposed that would conflict with the long-term conservation goals for

biological resources as outlined in the MSCP and Biology Guidelines. Therefore, there would be no impact.

Community Plan Amendments

The project proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as their guiding policy document for the River area. The community plan amendments would not conflict with the long-term conservation goals for biological resources as outlined in the MSCP because no changes are proposed to the existing policy language of the community plans. Therefore, there would be no impact.

Significance of Impact

Please refer to Significance of Impact LU-1.

Mitigation Framework

Please refer to Mitigation Framework LU-1.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to long-term conservation of biological resources as described in the MSCP remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 5: Would the Master Plan result in the introduction of invasive species of plants into the area?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to the introduction of invasive species of plants into the RCA/RIA. Based on these thresholds, impacts on biological resources would be considered significant if the Master Plan Study Area:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g., in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.

- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.

Impact Analysis

Master Plan

One goal of the Master Plan is to remove exotic, invasive species from the RCA/RIA. In addition, the MHPA Land Use Adjacency Guidelines require that no invasive nonnative plant species be introduced into areas adjacent to the MHPA. Because future development under the Master Plan and implementation of the Reach Recommendations would be discretionary and would require subsequent CEQA review and compliance with all City regulations, codes, etc., it is not anticipated that implementation of the Master Plan would result in the introduction of invasive species of plants into the RCA/RIA.

River Corridor Area

The specific areas of the RCA that are currently dominated by nonnative, invasive plant species were identified in an inventory presented in Appendix B-2 of this PEIR. Because one goal of the plan is to reduce and eliminate these species from the RCA/RIA, it is unlikely that discretionary actions would result in the introduction of these species. The Reach Recommendations within the Lower Valley and Upper Valley Reaches as well as the Gorge and Plateau Reaches include removal of significant stands of invasive plant species and subsequent native habitat restoration, and would be expected to contribute towards a significant reduction or ultimate eradication of invasive plant species from the RCA.

However, many of the existing invasive species are effectively spread by propagules (seeds, rhizomes, etc.) within the water column, so to the extent that future project actions would remove impervious surfaces within the RCA and reestablish open water/streambank/floodplain connections, the spread of existing species would be facilitated by requiring eradication efforts within new facility areas. Nevertheless, the establishment and operation of such facilities within the RCA would not be expected to result in the introduction of invasive plants into the area because the Master Plan requires that future Reach Recommendation projects incorporate the following:

- Master Plan Section 4.3.4.7, Plant Material, outlines guidelines for the use of native plant species in all areas of the RCA, and removal of nonnative and invasive plants:
    - Use native trees, shrubs, grasses and perennial plants appropriate to the specific microclimatic, soil and moisture conditions of each river reach within the River Corridor Area. Group plant species according to plant communities appropriate to the location. Remove all invasive, non-native species and replace with native plant materials.
    - Non-native turf grasses are not acceptable in the River Corridor Area except where community or neighborhood public parks occur. Public parks may use non-native turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area.
- In addition, Appendix A of the Master Plan outlines recommended plant species for use in revegetation within the RCA. This list is not a mandate and would be used as recommendations only.

River Influence Area

The specific areas of the RIA that are currently dominated by nonnative invasive plant species were identified in an inventory presented in Appendix B-2 of this PEIR. Any discretionary development within the RIA, as noted above, would be subject to CEQA review and compliance with the City of San Diego Landscape Standards in the Land Development Manual, including the prohibitions on the use of plant species including, but not limited to, tree-of-heaven (*Ailanthus altissima*), giant reed (*Arundo donax*), paper mulberry (*Broussonetia papyrifera*), pampas grass (*Cortaderia selloana*), tree tobacco (*Nicotiana glauca*), fountain grass (*Pennisetum setaceum*), Spanish broom (*Spartium junceum*), tamarisk (*Tamarix* spp.), and castor bean (*Ricinus communis*). The Reach Recommendations within the RIA that would provide surface trail connections to adjacent canyons would require maintenance to control the spread of invasive plants from these canyons (if present) into the RIA. These areas would include connections to Presidio Park and canyons adjacent to Mission Valley (e.g., Buchanan, Murphy, etc.), the Lower Valley Reach, and the trail connection to Elanus Canyon in the Upper Valley Reach. Considering all projects would be required to follow specific City regulations regarding the prohibition of invasive species and the Master Plan includes Design Guidelines intended to minimize the spread of invasive species, adoption of the Master Plan and implementation of the Design Guidelines within the RIA would not be expected to result in the introduction of invasive plant species.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

Currently, the Mission Valley PDO, Navajo CPIOZ, and MTDDODM do not list specific regulations regarding invasive species in Mission Valley; however, the PDO includes general environmental goals and policies that help protect biological resources and natural vegetation. The Municipal Code Amendments would add language from the Master Plan Design Guidelines regarding avoidance of invasive species. The amendment would therefore not conflict with the existing environmental goals and policies of the Mission Valley PDO, Navajo CPIOZ, and MTDDODM. Therefore, impacts would be less than significant.

Community Plan Amendments

Amendments to the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans incorporate the Master Plan as and the policy document for the River area. Currently, these plans do not include specific policies regarding invasive species; however, these plans include general policies regarding protection of the natural environment and vegetation (see Section 5.1, “Land Use”). The community plan amendments would not conflict with the current policy language that involves protection of biological resources. Implementation of the project would establish Design guidelines for the River and the River Park as a resource-based park include design guidelines related to the avoidance of invasive species. The amendment would therefore not conflict with the existing environmental goals and policies of the Community Plans. Therefore, through strict compliance with applicable design guidelines, MHPA LUAGLs, CDC Landscape Standards, and Master Plan policies, impacts would be less than significant.

Significance of Impact

Impacts would be less than significant.

Mitigation Framework

No mitigation is required.

Issue 6: Would the Master 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?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant biological resources impacts related to city, state, or federally regulated wetlands. Based on these thresholds, project impacts on biological resources would be considered significant if the project site:

- Has been identified as part of the MHPA by the City's MSCP Subarea Plan.
- Supports or could support (e.g., in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.).
- Contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain Fringe/Flood Way zones.
- Does not support a vegetation community identified in Table 2 or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site.

Impact Analysis

Master Plan

The RCA/RIA supports city, state, and federally regulated wetlands. Although a goal of the Master Plan is to improve water quality and create, enhance, and restore wetlands, implementation of the Master Plan, including the construction of recreation facilities and a multi-use trail, would result in impacts on regulated wetlands through direct removal, filling, hydrological interruption, or other means (including indirect impacts from increased dust, soil erosion, and human and pet access/trampling). In addition, restoration and enhancement activities in and of themselves (e.g., grading) would also result in impacts on regulated wetlands.

River Corridor Area

A number of opportunity areas for habitat restoration and or improvements to existing wetlands within the RCA are specifically addressed in the Master Plan, including the Estuary Reach. The Reach Recommendations within the Estuary Reach would be limited to those outlined in the Famosa Slough Enhancement Plan and would result in temporary direct impacts on coastal wetland habitats (e.g., subtidal, estuarine, shallow bay, southern coastal salt marsh, etc.). Improvements within the Lower Valley, Confluence, Upper Valley, Gorge, and Plateau Reaches would include removal of significant stands of invasive plant species and subsequent native habitat restoration, as well as

installation of the River Pathway, some of which would occur within wetland and riparian habitat types (e.g., coastal and valley freshwater marsh, southern coast live oak riparian forest, southern cottonwood-willow riparian forest, and southern riparian scrub). The exotic vegetation removal in these areas would result in temporary direct impacts on wetlands, but pathway installation within these habitats would potentially result in permanent direct impacts. Therefore, adoption of the Reach Recommendations and implementation of the Design Guidelines would result in significant direct impacts on coastal wetlands in the Estuary Reach and freshwater wetlands and riparian habitats in the Lower Valley, Confluence, Upper Valley, Gorge, and Plateau Reaches. To the extent that existing Natural Resources Management Plans (NRMPs) exist for reaches of the RCA, the likelihood of significant impacts resulting from the placement and operation of planned trails is minimized. For example, the FSDRIP boundary in the Lower Valley Reach addresses four areas of use, and the plan delineates acceptable public and recreational uses within the area based on site-specific biological resources data. However, for portions of the Confluence, Upper Valley, Gorge, and Plateau Reaches this level of site-specific biological resources information is not available, and significant impacts on wetlands and riparian habitats in particular would result from Master Plan implementation within the RCA due to the spatial proximity to the River. The prevalence of riparian habitats, some of which may be wetlands, even at the outer margins of the RCA as envisioned in the Master Plan would also interfere with the designation of adequate wetland buffers consistent with standards required by USFWS where listed riparian species occur, USACE and CDFG where mitigation is established for impacts, and the City's ESL Regulations

River Influence Area

The Design Guidelines (e.g., building setbacks, maximum development areas, etc.) for the RIA would limit the effects of development on reaches with significant existing development. In fact, wetland and riparian resources are only common within the RIA in the Estuary Reach. However, in portions of reaches where significant development does not already exist, the potential for the proposed improvements within the RIA would result in significant direct impacts on wetlands, riparian habitats, vernal pools, etc. In addition, indirect impacts on adjacent wetlands within the RCA would result from any increased development within these RIA areas. The relationship between the RIA developments or facilities and any adjacent wetlands or riparian habitats within the RCA must be considered in relationship to federal, state, and local (ESL) regulations governing the establishment and preservation of wetland buffers.

The Master Plan identifies Reach Recommendation projects within the RIA that would possibly require grading or removal of sensitive wetlands. Please see the Issue 1, RIA discussion for impacts on wetlands by reach. Adoption of the Master Plan and implementation of the Design Guidelines would result in impacts on wetlands or riparian habitat within and outside of the MHPA.

Master Plan Policies

The Master Plan contains Design Guidelines that would reduce the likelihood of significant impacts on City, state, or federally regulated wetlands within the RCA. Implementation of these policies and compliance with ESL regulations and guidelines would reduce impacts to a degree, but cannot guarantee that all future project level impacts will be avoided or mitigated to a less than significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program level impact related to biological resources is considered significant and unavoidable.

- Master Plan Section 4.2, Relationship to Multiple Species Conservation Program Subarea Plan and Environmentally Sensitive Lands Regulations, outlines ESL Requirements that all development proposals in and adjacent to the River must map the following three boundaries:

  1. The River Corridor and River Influence Areas of the San Diego River Park Master Plan (this can be determined by applying the master plan design guidelines).
  2. The MHPA area (this area has been mapped and can be accessed from SANGIS mapping systems.
  3. The Wetland Buffer area (this area will be determined based on the biological resource present at the time of project submittal).

  Section 4.2 also notes the following:

  - Once the areas are mapped, the largest mapped area will prevail. In some areas where the MHPA and the Wetland Buffer are larger than the San Diego River Corridor Area, then the San Diego River Park pathway (river pathway) will be required to be outside the MHPA and the wetland buffer. In some areas a MHPA boundary adjustment may be requested for the river pathway location.
  - The ESL Regulations for Wetland Buffers apply to all land along the river that contains wetlands. These regulations require a wetland buffer to be provided and maintained around all wetlands, as appropriate, to protect the functions and values of the existing wetland area. In the Coastal Overlay Zone, the wetland buffer is a standard 100-feet minimum. Outside the Coastal Overlay Zone, the wetland buffer is determined by the recommendations of the Biology Report. Site specific evaluation of onsite wetland's functions and values, at the time of a project proposal, is recorded in the Biology Report and these conditions form the basis for the wetland buffer width. Proposed wetland buffers may require consultation with the wildlife agencies (U.S. Fish & Wildlife Service and California Department of Fish and Game) before any public hearing for a development proposal. The wetland buffer can be the same footprint as the MHPA, or in some cases, the buffer will be larger than the MHPA boundary due to the functions and values of the existing wetland.

- Master Plan Section 4.3.2.5, Trails, outlines pedestrian trail specifications to minimize impacts on wetlands and riparian habitats in the MHPA:

  A. Trails would be a maximum of 8 feet wide and have a minimum vertical clearance of 8 feet. Trails within the MHPA, or a wetland buffer, would ~~be a maximum of 4 feet wide and~~ meet the requirements of the MSCP Subarea Plan, "Land Use Considerations."

- Master Plan Section 4.3.4.6, Fences, outlines fencing guidelines that would protect trespass into wetland areas within the 100-year floodway:

  Fencing in the River Corridor between the river pathway should only be provided to protect sensitive habitat and historic resources, while allowing for wildlife movement. To provide a consistent park identity and to blend with the natural environment fencing should:

  - A minimum of five feet from the River Pathway or trails and follow the natural grade.
  - A maximum of 42 inches in height.
  - Fence rails to be horizontal.

- Fence to be a minimum of 75% open.
- Materials such as wood peeler log fencing or steel/steel cables.

Fencing in the River Corridor between the River Pathway and the River Influence Area should meet the Design Guidelines of Section 4.4.4.2.

- ~~Use fences in locations to protect sensitive habitat and historic resources. When fences are required, place on the 100-year Floodway boundary or a minimum 5 feet from the river pathway or trail where feasible. Fences would preserve views, but discourage passage.~~

- Master Plan Section 4.3.4.7, Plant Material, outlines guidelines to minimize the potential for the spread of nonnative grasses into wetland buffers in the RCA:
  - Non-native turf grasses are not acceptable in the River Corridor Area except where community or neighborhood public parks occur. Public parks may use non-native turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area.
- Master Plan Section 4.3.4.9, Brush Management, outlines guidelines that would minimize impacts on wetlands resulting from brush management activities in the RCA:
  - Brush Management within the River Corridor is regulated by the Land Development Code (LDC), Section 142.0412, Brush Management. This regulation states that brush management is required in all base zones on public and private land that are within 100 feet of a structure and contain native or naturalized vegetation except for wetlands. Brush management in wetlands may be requested with a development permit in accordance with ESL regulations, Section 143.0110, and Section 142.0412(i), Brush Management. Where brush management in wetlands, based on existing conditions is approved by the Fire Chief, that brush management would not qualify for an exemption under the ESL regulations, Section 143.0110(c)(7). Wetland buffers are typically treated as a Brush Management Zone 2 and will require specialized permit conditions to maintain the functions and values of the wetland buffer and provide brush management. Specialized permit conditions will be written at the time of a project proposal.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance

To implement the Master Plan the Mission Valley PDO's River Subdistrict section would be amended to establish an RCA and RIA and identify their allowed uses and development regulations. Currently, the PDO includes environmental policies regarding wetland management in Mission Valley. The wetland management includes criteria of the San Diego River Wetland Management Plan (Mission Valley Community Plan Appendix G) that would be removed as a part of implementation of the Municipal Code Amendments. Implementation of the Master Plan would include Design Guidelines that relate to preservation and enhancement of wetlands and incorporation of wetland buffers (see Mitigation Framework Bio-4) Therefore, implementation of the Municipal Code Amendment would not conflict with any existing regulations or policies regarding wetland management. Consequently, impacts would be less than significant.

Navajo Community Plan Implementation Overlay Zone

As part of the Master Plan, the Navajo CPIOZ would be amended to expand the boundaries of CPIOZ Type B to include the River Subdistrict and would regulate development proposed for the RCA and RIA. The CPIOZ would be amended to include supplemental regulations for development within the RCA and RIA in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit. Significant impacts associated with wetland management are not expected because the amendment would not involve changes in land uses and is consistent with the current environmental goals of this plan because the Master Plan includes Design Guidelines that relate to preservation and enhancement of wetlands and incorporation of wetland buffers (see Mitigation Framework Bio-4). Therefore, impacts would be less than significant.

Mission Trails Design District Ordinance and Design Manual

The intent of the amendment to the MTDDODM is to incorporate the policies of the Master Plan, and no action is proposed that would conflict with the current environmental goals or plans of the district. Therefore, impacts would be less than significant.

Community Plan Amendments

The Master Plan proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as the policy document for the River area. Currently, these plans include specific policies regarding protection of wetlands. The Mission Valley and Navajo Community Plans include policies to enhance the wetland and riparian habitat along both sides of the River (see Section 5.1, "Land Use"). Additionally, the Navajo Community Plan includes a policy to ensure that development of properties adjoining the open space system is implemented in a manner compatible with the natural environment and in conformance with the ESL Regulation and any subsequently adopted programs that address the RCA/RIA.

Amendments to the community plans would not conflict with the current policies that involve protection of regulated wetlands. The amendments would establish the River Park in these plans as a resource-based park and would not involve changes to the language of the existing plan policies, and would include Design Guidelines that relate to preservation and enhancement of wetlands and incorporation of wetland buffers. Therefore, impacts would be less than significant.

Significance of Impact

BIO-4: Structures required in future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in impacts on regulated wetlands through direct removal, filling, hydrological interruption, or other means (including indirect impacts from increased dust, soil erosion, and human and pet access/trampling). In addition, restoration and enhancement activities in and of themselves (e.g., grading) would also result in impacts on regulated wetlands. Construction of these facilities and the associated removal, filling, and/or hydrological interruption of wetlands is considered a potentially significant impact.

Mitigation Framework

BIO-4: To reduce potential direct impacts on city, state, and federally regulated wetlands, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design

Guidelines, and the Municipal Code Amendment Development Regulations shall be required to comply with USACE CWA Section 404 NWP requirements and special conditions, CCC Development Permit requirements and special conditions D (if applicable impacts occur within the coastal zone portion of the Master Plan Study Area), RWQCB CWA Section 401 requirements and special conditions, CDFG Section 1602 SAA requirements and special conditions, and the City of San Diego ESL Regulations for minimizing impacts on wetlands. Achieving consistency with these regulations for impacts on wetlands and special aquatic sites would reduce potential impacts on regulated wetlands and provide compensatory mitigation (as required) to ensure no net-loss of wetland habitats.

Prior to obtaining discretionary permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific biological resources survey shall be completed in accordance with City of San Diego Biology Guidelines. Any required mitigation for impacts shall be outlined in a conceptual mitigation plan following the outline provided in Attachment III of the City Guidelines for Conducting Biological Surveys. In addition, a preliminary or final jurisdictional wetlands delineation of the project site shall be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region*. A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (excluding vernal pools) that may not meet federal jurisdictional criteria but are regulated by CCC and the RWQCB. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on wetlands, jurisdictional waters, riparian habitats, vernal pools, etc. consistent with federal, state, and City guidelines.

The City of San Diego no longer has take authorization for certain vernal pool species. As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*), and spreading navarretia (*Navarretia fossalis*). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

The City Biology Guidelines provides mitigation ratio goals for achieving compliance with the MSCP subarea plan (Table 2 – presented below as Table 5.4-4 of this mitigation framework).

Table 5.4-4. City of San Diego Wetland Mitigation Ratios

Habitat Type	Mitigation Ratio
Riparian forest	3:1
Riparian scrub	3:1
Freshwater marsh	2:1
Freshwater marsh in the coastal overlay zone	4:1
Natural flood channel	2:1
Disturbed Wetland	2:1
Vernal Pools	--[1]

[1] The City currently does not have take authority for vernal pools. Any impacts would be permitted through the RWQCB (and potentially the USACE, USFWS, and CDFG). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

As part of any future project-specific environmental review pursuant to CEQA, all unavoidable wetlands impacts (both temporary and permanent) would need to be analyzed, and mitigation required in accordance with Table 3.3-4 of the City Biology Guidelines (Table 2); mitigation must be based on the impacted type of wetland habitat. Mitigation must prevent any net loss of wetlands and retain functions and values of the impacted wetland. The following provides operational definitions of the four types of activities that constitute wetland mitigation under the ESL Regulations:

- **Wetland creation** is an activity that results in the formation of new wetlands in an upland area. An example is excavation of uplands adjacent to existing wetlands and the establishment of native wetland vegetation.
- **Wetland restoration** is an activity that re-establishes the habitat functions of a former wetland. An example is the excavation of agricultural fill from historic wetlands and the re-establishment of native wetland vegetation.
- **Wetland enhancement** is an activity that improves the self-sustaining habitat functions of an existing wetland. An example is removal of exotic species from existing riparian habitat.
- **Wetland acquisition** is an activity resulting in wetland habitat that being bought or obtained through the purchase of off-site credits.

Wetland enhancement and wetland acquisition focus on the preservation or the improvement of existing wetland habitat and function, and do not result in an increase in wetland area; therefore, a net loss of wetland may result. As such, acquisition and/or enhancement of existing wetlands may be considered as partial mitigation only, for any balance of the remaining mitigation requirement after restoration or creation if wetland acreage is provided at a minimum of a 1:1 ratio. For permanent wetland impacts that are unavoidable and minimized to the maximum extent feasible, mitigation must consist of creation of new, in-kind habitat to the fullest extent possible and at the appropriate ratios. In addition, unavoidable impacts on wetlands located within the Coastal Overlay Zone must be mitigated on site, if feasible. If onsite mitigation is not feasible, then at least a portion of the mitigation must occur within the same watershed. All mitigation for unavoidable wetland impacts within the Coastal Overlay Zone

must occur within the Coastal Overlay Zone. The City's Biology Guidelines and MSCP Subarea Plan require that impacts on wetlands, including vernal pools, shall be avoided, and that a sufficient wetland buffer shall be maintained, as appropriate, to protect resource functions/values. For vernal pools, this includes avoidance of the watershed necessary for the continued viability of the ponding area. Where wetland impacts are unavoidable (determined case-by-case), they shall be minimized to the maximum extent practicable and fully mitigated per the Biology Guidelines. The City no longer has take authority for impacts on vernal pools or associated listed species, so any project that proposes impacts on vernal pools with sensitive species must process permits through the USFWS under the ESA and/or CDFG under CESA. The City biology report shall include an analysis of onsite wetlands (including City, state, and federal jurisdiction analysis) and, if present, include project alternatives that fully/substantially avoid wetland impacts. Detailed evidence supporting why there is no feasible, less environmentally damaging location or alternative to avoid any impacts must be provided for City staff review, as well as a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts. A conceptual mitigation program (which includes identification of the mitigation site) must be approved by City staff prior to the release of the draft environmental document. Avoidance is the first requirement; mitigation can only be used for impacts clearly demonstrated to be unavoidable.

Prior to the commencement of any construction-related activities on site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence[1] of the following to the ADD ED prior to any construction activity:

- Compliance with USACE Section 404 nationwide permit;
- Compliance with the RWQCB Section 401 Water Quality Certification; and
- Compliance with the CDFG Section 1601/1603 Streambed Alteration Agreement.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios outlined in the adopted Biology Guidelines and Appendix A of the MSCP Subarea Plan, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to city, state, or federally regulated wetlands through direct removal, filling, hydrological interruption, or other means remains significant and unavoidable, even with adherence to the Mitigation Framework.

[1] Evidence shall include either copies of permits issued, letter of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD ED.

Section 5.5 Historical Resources

5.5.1 Introduction

This section discusses the historical resources within the Master Plan Study Area and describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. Historical resources include both prehistoric and historical archaeological sites, and built environment resources that post-date 1769, or after the arrival of Spanish missionaries, soldiers, and settlers in the region. More specifically the purpose of this section is to identify archaeological, historical, and Native American resources present within either the RCA or the RIA in order to evaluate the opportunities and constraints as they relate to the potential development of these Master Plan zones. For the purposes of this section, cultural resources refers to prehistoric and historical archaeological sites and districts, and built environment resources such as buildings, structures, objects, districts, dams, and flumes; but in a non-regulatory context. CEQA Section 15064.5 defines "Historical Resources" as a resource listed in, or determined eligible for listing in, the California Register; a resource included in a local register of historical resources or identified as significant in a historical resource survey that meets certain requirements; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be significant. Generally, a resource is considered to be historically significant if it meets the criteria for listing on the California Register. However, a lead agency under CEQA is not precluded from determining a resource is significant that is not listed in or determined eligible for listing in the California Register, not included in a local register, or identified in a historical resources survey as a historical resource, as defined in the Public Resources Code. The Cultural Resources technical report prepared by ICF in April 2011 is included as Appendix C-1. The Master Plan Historical and Cultural Resources Inventory is included as Appendix C-2.

5.5.2 Existing Conditions

Environmental Setting

The Master Plan Study Area is located within the City of San Diego and encompasses the River from the Pacific Ocean on the west to the City's border with the City of Santee to the east. The Master Plan Study Area stretches approximately 17.5 miles and extends roughly 0.5 mile on each side of the River. This area includes a diverse topography consisting of the River Valley, adjacent canyons, steep valley walls, rounded hills, and broad, relatively flat open terrain. As discussed in Chapter 2, "Environmental Setting," the River can be characterized as a linked series of six discrete reaches traditionally distinguished by hydrologic characteristics, which are based upon distinctive topographical conditions, and spatial experiences.

The Master Plan Study Area is topographically diverse consisting of a major river valley, canyons, steep valley walls, rolling hills, and relatively flat mesa areas. Elevations in the west range from sea level to about 40 feet above mean sea level near I-15. In the east elevations rise to roughly 300 feet above mean sea level through Mission Trails Regional Park and continue that way to Santee. The Master Plan Study Area lies within the Coastal Plain and Mountain Valley sub-provinces of the Peninsular Ranges Physiographic Province. The western portion (Estuary, Lower Valley, Confluence, and Upper Valley) and eastern section (Plateau) can be classified as part of the coastal plain, while mountain-valley type terrain is found where the Master Plan Study Area runs through Mission Trails

Regional Park (Gorge). Topographic profiles along the Master Plan Study Area alignment can be broken up into two sections: the western section (Estuary, Lower Valley, and Confluence) is relatively flat and level, while the eastern section (Upper Valley, Plateau, and Gorge) exhibits greater topographical variation.

Please note that the City of San Diego is asserting Pueblo Water Rights in the San Diego Formation which has not yet been adjudicated. The City is also asserting the development potential of all of its water resources (surface and groundwater). While, at this time, the City of San Diego has no immediate plans to install a well or wells within the project area, it does reserve its right to consider and/or develop any and all available water resources, including groundwater that may be available for extraction at any City of San Diego property, including any property in the vicinity of the project area.

As a consequence, no activity should be approved on the subject site that would jeopardize the City of San Diego's ability to develop surface and groundwater resources near the project area.

Regional Prehistory and History

The River Valley was first settled nearly 10,000 years ago. The earliest occupants of the valley changed the River little. The riparian zone provided habitat for food sources and vegetation from which dwellings, clothing, and baskets were made. The valley also served as a transportation corridor between the uplands and the ocean. Known as part of the Archaic Period (La Jolla Complex), these people used the coast and the marshes of the River extensively as hunting grounds and as sources for materials for shelter, tools, and clothing. During the Late Prehistoric (Kumeyaay) Period, from circa 2,000 years ago to the Spanish era, at least three villages (rancherias) existed along the River in what is now the City of San Diego, along with outlying camps and special use areas.

With the arrival of the Spanish in the late eighteenth century, pressure on the valley landscape began to increase. The first mission and presidio were built on a hillside above the Kumeyaay village of *Cosoy/Kosaii/Kosa'aay* near Old Town, an area still known as Presidio Hill. The Mission was relocated near *Nipaguay* shortly thereafter in 1774, where it remains today as the San Diego Mission de Alcalá. The expanding mission and conversion of Kumeyaay people to Christianity led to increasing population in the valley. The Spanish introduced agriculture and cattle to the valley and built the first dam above the gorge by 1815. A Mission period flume was constructed shortly thereafter to bring water from the dam to the Mission, as means to provide water to an increasing population and to water livestock, field crops, and orchards. This was San Diego's first water conveyance system. To support the burgeoning population of both immigrating Spaniards and Natives converted to Christianity, improvements to the efficiency of agricultural production and obtaining an adequate and reliable water supply were necessary. So additional water ditches (*zanjas*) were built in what is known today as Grantville and to supply Old Town during this period.

The Spanish ceded few land grants to Natives or civilians during this period, but that all changed when Mexico gained control of Alta California in 1821. Numerous and large land grants were granted to former soldiers, Natives, and other civilians during this period. Along the entire Master Plan Study Area the lands remained under control of the Mission San Diego de Alcalá. When the missions were secularized in 1834, the land and holdings of the Mission quickly went into ruin and through a succession of land owners. The final blow came in 1845 when the mission lands were granted to Santiago Arguello, "in consideration of past services to the territorial government."

The American era started as early 1846 as an outgrowth of hostilities with Mexico. California became an official territory of the United States in 1848 when the Treaty of Guadalupe Hidalgo was signed, formally ending the hostilities of the Mexican-American War. The ensuing Gold Rush brought tens of thousands to California, in sufficient numbers to gain statehood in 1850. Shortly thereafter the City and County of San Diego were established, and change began to occur more rapidly. At the west end of the valley the Derby Dike was constructed by the Army Corps of Engineers, effectively isolating the San Diego River from half of its natural delta and estuary to San Diego Bay, and diverting the flow permanently to False Bay, now known as Mission Bay. Population of the valley began to grow significantly and along with it the demand for a reliable water supply. By the end of the nineteenth century numerous dams had been constructed throughout San Diego County, including the El Capitan and San Vicente on the River. These dams isolated the lower San Diego River watershed from its headwaters and upper reaches, drastically changing the hydrologic pattern of the River and its seasonally diverse flows. The sand and gravel industry developed within the valley to meet the demand for the construction of roads, dams, jetties, and railroads. Throughout almost 100 years of American control, Mission Valley remained an area primarily devoted to agriculture and dairy farming.

As the City went through extensive growth following World War II, development began to move from the mesas and into the River Valley itself. Within two decades the valley was dramatically altered as ranches, dairy farms, and truck farms were replaced by highways, shopping centers, parking lots, and offices. Sand and gravel mining already in the valley increased operations to meet the demands of the expanding development. Through this evolution, the River became treated not as a focus within the valley but rather as an engineering and flood problem to be solved. During the 1950s Mission Bay was dramatically altered, first used as a landfill for years, and then radically altered for the development of Mission Bay Park. These changes eliminated the lagoons and estuaries that had once pervaded the region. Development then typically turned its back on the River, lining the stream corridor with loading docks, parking lots, and roadway embankments. Land use laws allowed development to occur within the floodplain, forcing the River into an increasingly channelized condition, reducing meander, groundwater recharge, sediment transport, and water filtration. Uncontrolled urban runoff further diminished the water quality of the River. These changes affected the natural riparian habitat that once flourished in the valley by diminishing not only its extent and its overall quality, but by disrupting the connections to the upland environment of the valley walls. Through this process much of the evidence of the River's historic value to the region has been lost. Kumeyaay rancheria sites have been developed as golf courses, the Mission flume disrupted and damaged, and other sites threatened by development and damage from vandalism.

Background Research

From Estuary to Plateau the River runs past a rich cultural heritage that dates back thousands of years with its prehistoric Native American sites of Kumeyaay/Diegueño and their predecessor's ancestry, to sites dating to the Spanish and Mexican eras (A.D. 1769 to 1848), and lastly the American era (A.D. 1848 to present). A records and literature search was completed by the Southern Coastal Information Center (SCIC) at San Diego State University, on May 28, 2009. The objective of this archival search was to identify historical and archaeological resources within the Master Plan Study Area.

The Master Plan Study Area is composed of a complex series of privately and publicly owned parcels. A review of existing data was necessary to identify the locations of previously recorded cultural resources. Data collected, reviewed, and synthesized were derived from the following:

- South Coastal Information Center database of the California Historical Resources Information System
- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- Minutes of the Quarterly Meetings of the State Historical Resources Commission
- California Points of Historical Interest
- City of San Diego Register of Historical Resources
- Native American Correspondence

In their scoping document to ICF, the City requested that Native American contact letters be sent to the following tribes and individuals:

- California Native American Heritage Commission (NAHC)
- Kumeyaay Cultural Repatriation Committee
- Kumeyaay Cultural Heritage Preservation
- Barona Group of Capitan Grande Band of Mission Indians
- Campo Band of Mission Indians
- Cuyapaipe Band of Mission Indians
- Inaja Band of Mission Indians*
- Jamul Band of Mission Indians*
- La Jolla Band of Mission Indians
- La Posta Band of Mission Indians*
- Los Coyotes Band of Mission Indians
- Manzanita Band of Mission Indians
- Mesa Grande Band of Mission Indians*
- Pala Band of Mission Indians
- Pauma Band of Mission Indians
- Pechanga Band of Mission Indians
- Rincon Band of Mission Indians
- San Pasqual Band of Mission Indians*
- Santa Ysabel Band of Mission Indians
- Sycuan Band of Mission Indians*
- Viejas Group of Capitan Grande Band of Mission Indians*

- Ron Christman
- Louie Guassac
- Clint Linton
- Carmen Lucas, Kwaaymii Band of Mission Indians*

The City contacted the NAHC regarding consultation under SB 18 on September 24, 2008. In their response the NAHC included a list of most likely descendants (MLDs), those groups and individuals indicated with an "*". The NAHC also performed a sacred lands search, which revealed that locations had been reported for the Mission Bay Park, Midway-Pacific Highway, Mission Valley, Navajo, and East Elliot Community Plan areas. ICF sent the MLDs letters on August 9, 2009, requesting information that they might have for the Master Plan Study Area. Responses received noted a desire to be kept informed about future projects in the study area and concern about projects that might impact areas around the mission, *Cosoy* (in Old Town), the Padre Dam region, and buried resources that could occur anywhere within the River Park corridor. A few specifically mentioned the need for Native American and archaeological monitoring for any future undertaking within the proposed Master Plan Study Area. The remaining tribes and individuals listed above were contacted on March 25, 2011. As of February 21, 2012, no responses have been received.

The results of the records search at SCIC indicated that 118 studies had been conducted since 1973 within the Master Plan Study Area (Table 5.5-1). The entire area was surveyed in 1975 by Sue Ann Cupples, and during the next four decades various portions of the Master Plan Study Area were surveyed, excavated, or monitored. In the past 10 years, cultural studies have covered approximately 50% of the Master Plan Study Area. These consisted of 4 historic sites, 23 prehistoric sites, and 3 multi-component sites containing both historic and prehistoric materials, and 1 non-archaeological site of freshwater shellfish. The results are summarized in Table 5.5-2. The Master Plan Study Area contains some of the most important sites in San Diego history. These include the Spanish Mission San Diego de Alcalá established in 1769 (CA-SDI-35), the site of two Kumeyaay villages, *Nipaguay* and *Cosoy*/*Kosaii*/*Kosa'aay* (CA-SDI-35 and CA-SDI-41), and a Spanish-era Mission Dam and Flume representing the earliest European water management system in Alta California (CA-SDI-6660; CA-SDI-6658).

Table 5.5-3 presents the current status, if known, of the cultural resources recorded within the RCA/RIA, and identifies within which River reach they occur. The types of cultural resources that are reasonably expected to occur within the Master Plan Study Area include:

- Prehistoric/Native American bedrock milling stations – used seasonally usually for the processing of plant remains; through the pounding and grinding actions of processing acorns, seeds, and other materials on bedrock surfaces, various types of depressions are created, which archaeologists variously call slicks, metates, basins, ovals, mortars, and cupules.
- Prehistoric/Native American campsites or villages/rancherias – seasonally or year-round occupied sites containing small extended family units to large concentrations of people in more complex hierarchically based clans, leaving behind cultural remains from daily life, stone tools and manufacturing debris, pottery, shellfish, and animal bones in midden deposits. The Spanish used the term "rancheria" when referring to large Native American settlements.
- Prehistoric/Native American sacred or ceremonial places – for example, rock art sites and the Cowles Mountain solstice site; in the latter case where no physical remains may be found, but

the importance of place is nonetheless significant in the minds and spirits of local Native peoples like the Kumeyaay.

- Historic-era settlements from the Spanish, Mexican, or American periods, possibly related to the Presidio, Mission, Padre Dam, rancherias, Old Town pueblo, farming and ranching, Derby dike, and sand and mine operations, leaving their cultural traces in the form of remains such as building foundations and walls, trash pits, privies, and domestic, business, and manufacturing refuse and debris.

Table 5.5-1. Cultural Resource Studies Wholly or Partially within the Master Plan Study Area

Authors	Date	Title
Cupples, Sue Ann	1974	A Report of Cultural Impact Survey Phase I
Cupples, Sue Ann and Ruth Tolles	1974	Mast Boulevard Archaeological Survey and Mitigation Report
Cupples, Sue Ann	1975	An Archaeological Survey of the San Diego River Valley
Fink, Gary	1973	The Archaeology of Cuyamaca Street Extension
Corum, Joyce M.	1986	Extended Phase I and Phase II Archaeological Test Excavations at CA-SDI-205, 5053, 8594, 9242, and 10148 Santee, California 11-SD-52 P.M. 7.3/17.2 11222-047050
Corum, Joyce M. and Chris White	1986	Extended Phase I and Phase II Archaeological Test Excavations at CA-SDI-9243 Santee, California 11-SD-52 P.M. 7.3/17.2 11222-047050
Corum, Joyce M. and Karen Crotteau	1985	Archaeological Test Excavation at Sites CA-SDI-5655, 5658, 9239, 9240, 9246, 9247, 9913 in Shepherd Canyon, San Diego
Corum, Joyce M.	1985	First Addendum Archaeological Survey Report for Proposed State Route 52 Santo Road to State Route 67 (Portion) 11-SD-52 P.M.7.3/17.2 11222-047050
Cheever, Dayle and Dennis Gallegos	1988	Archaeological Survey of the North Mission Valley Interceptor Sewer, Stadium Way to Fairmont Avenue
Goldberg, Donna	1980	First Addendum Archaeological Survey Report for Route 15/8 Interchange 11-SD-15 R5.6/R5.9 11-SD-08 5]1/6.3 11206-048161
Fink, Gary	1973	Archaeological Survey for the Proposed Forester Creek Drainage Channel Project
Fink, Gary	1973	An Archaeological Survey of the Upper San Diego River Mosquito Abatement and Water Pollution Control Project Phase I
Hannah, David	1978	A Cultural Resource Study of the Murray Canyon, Cowles, and Fortuna Mountain Regional Park
Kupel, Douglas E. and Chris White	1983	Archaeological Survey of the Frontage Road Near the 8/15 Interchange
Corum, Joyce	1988	Second Addendum Phase I Archaeological Survey and Extended Phase I Investigation for Proposed State Route 52, Santo Road to State Route 67 11-SD-52 P.M.7.3/17.2 11122-047040
Whitehouse, John L.R. and Sue A Wade	1989	A Cultural Resource Survey of the Friars Road Bridge Widening Project, City of San Diego, California
Price, Harry J. Jr.	1980	Second Addendum Archaeological Survey Report for Route 8/15 Interchange 11-SD-R6.0/R7.0, 11-SD-08 5.1/6.3 11206-048161
Corum, Joyce M.	1989	Third Addendum Archaeological Survey for Proposed State Route 52, 11-SD-52 P.M. 7.3/17.2, 11222-047050

Authors	Date	Title
Hector, Susan	1981	Investigations Conducted at Archaeological Site SDM-W-2409 (SDI-7603), Santee, California
City of San Diego	1984	Draft Environmental Report Atlas Hotel Specific Plan, City of San Diego
Advanced Science Inc.	1992	Cultural Resources Impact Surve3y for the San Diego River Outfall Project
Abel, Parra	1980	Draft Environmental Impact Report Proposed Removal of Sand Upper San Diego River, San Diego County, P79-112 RP79-16 EAD LOG# 79-14-261
Clevenger, Joyce and Susan Carrico	1991	Historic Architectural and Archaeological Survey, U.S. Naval Station
Kyle, Carolyn and Dennis Gallegos	1993	Cultural Resource Monitoring Sewer for East Mission Gorge Interceptor Sewer System Force Main Construction Project DEP #880089
Bull, Charles	1991	A Cultural Resource Survey of the Tierrasanta Norte Waterline, San Diego, California
Carrico, Richard et al.	1990	Historic Properties Inventory Report for the Mission Valley Water Reclamation Project, San Diego, California
Carrico, Richard, et al.	1991	Cultural Resources Testing, Evaluation, and Proposed Data Recovery Program for the East Mission Gorge Pump Station and Force Main Project
Gallegos, Dennis and Carolyn Kyle	1993	Draft Archaeological Evaluation of Prehistoric Sites CA-SDI-11606 and CA-SDI-11057 Loci A and D, Kumeyaay Lake Campground, San Diego, California
Kyle, Carolyn et al.	1993	Data Recovery Program for a Prehistoric Site CA-SDI-10148, East Mission Gorge Pump Station and Force Main, San Diego, California
City of San Diego	1991	Proposed Mitigated Negative Declaration for East Linda Vista Trunk Sewer, San Diego, California
City of San Diego	1993	Mitigated Negative Declaration Replacement of Water and Sewer Pipes: La Jolla, Uptown, Mission Valley, Midway and Navajo Communities
McDonald, Meg, Carol Serr, Dan Saunders	1994	Phase III Data recovery of CA-SDI-9243, a Multicomponent Prehistoric Site in the San Diego River Valley, Santee, California
Peak & Associates	1990	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside, and San Diego Counties, CA
Smith, Brian F.	1993	Results of a Cultural Resource Evaluation Study for the Padre Dam Municipal Water District Phase I Reclaimed Water System Project
Schaefer, Jerry	1994	Cultural Resources Evaluation for the Proposed North Metro Interceptor Sewer Project, San Diego, California. Appendix F
Caltrans	1994	Negative Archaeological Survey Report, 11-SD-8 P.M. 3.9/4.9, 11290-050021, 11-SD-805, P.M. 17.2/18.2 11290-050031
Kyle, Carolyn and Dennis Gallegos	1995	Archaeological Testing of Seven Sites for the Stardust Golf Course Realignment Project, City of San Diego, California
Kyle, Carolyn and Dennis Gallegos	1995	Archaeological Testing of Seven Sites for the Stardust Golf Course Realignment Project, City of San Diego, California
Kyle, Carolyn and Dennis Gallegos	1995	Archaeological Testing of Prehistoric Site CA-SDI-12126 for the North Mission Valley Interceptor Sewer Phase 2, City of San Diego

Authors	Date	Title
Kyle, Carolyn and Dennis Gallegos	1995	Archaeological Testing of Prehistoric Site CA-SDI-12126 for the North Mission Valley Interceptor Sewer Phase 2, City of San Diego
Hannah, David	1994	Cultural Resources Survey of Sycamore Landfill Entrance Facility in San Diego, California
Smith, Brian F.	1992	Results of a Cultural Resource Evaluation Study for the Padre Dam Municipal Water District Phase I Reclaimed Water System Project
Kyle, Carolyn and Dennis Gallegos	1995	Draft Historic Properties Inventory for the East Mission Gorge Trunk Sewer Rehabilitation Project, City of San Diego
Kyle, Carolyn and Dennis Gallegos	1994	Archaeological Evaluation of Prehistoric Sites CA-SDI-11606, CA-SDI-11057A and CA-SDI-11057B, Kumeyaay Lake Campground, San Diego, California
Cooley, Theodore and Patricia Mitchell	1996	Limited Data Recovery Investigations at Site CA-SDI-11767, a La Jolla Complex Site along the Lower San Diego River Valley, Mission Valley West Light Transit Project, San Diego, California
Kyle, Carolyn and Roxana L. Phillips	1998	Cultural Resource Constraint Study for the North Bay Redevelopment Project, City of San Diego, California
Case, Robert P. and Richard L. Carrico	1999	Cultural Resources Survey for the North Metro Interceptor Diversion 3A Pipeline Project (CIP No. 46-104.0), San Diego, California
Gilmer, Jo Anne and Dayle Cheever	1997	Results of Archaeological Monitoring of the North Mission Valley Interceptor Sewer Replacement – Phase II, San Diego, California
Dietler, John and Andrew R. Pigniolo	2000	Cultural Resource Monitoring Report for the Magazine Road North Repair Project on Miramar Marine Corps Air Station, San Diego County, California
City of San Diego	1990	Clean Water Program for Greater San Diego Santee Basin Water Reclamation Project Draft Environmental Report
Hector, Susan	1988	A Cultural Resources Survey of the Proposed East Elliott Community Planning Area
RECON	1978	Draft Environmental Impact Report for the Lake Murray, Cowles, and Fortuna Mountain Regional Park
ERCE	1978	Appendix A to the Historic Properties Inventory for the Proposed Deerfield Water Pump Plant: Results of the Archaeological Records Search
Cooley, Theodore and Patricia Mitchell	1996	Limited Data Recovery Investigations at Site CA-SDI-11767, a La Jolla Complex Site along the Lower San Diego River Valley, Mission Valley West Light Transit Project, San Diego, California
Brown, Joan	1996	Archaeological Monitoring of Excavation during Construction of the East Linda Vista Trunk Sewer Project DEP NO. 91-0684, Located in the City of San Diego, California
Corum, Joyce	1986	First Supplemental Historic Property Survey 11-SD-52 P.M. 7.3/17.2
City of San Diego	1995	Final Environmental Impact Report for the East Mission Gorge Trunk Sewer Rehabilitation Project, San Diego, California
Kinnetic Laboratories Incorporated	1996	Environmental Assessment for the North Mission Valley Interceptor Sewer Phase II
Corum, Joyce	1986	Extended Phase I and Phase II Archaeological Test Excavations at Sites CA-SDI-205, 5053, 8594, 9242, and 10148, Santee, California
RECON	1980	Environmental Impact Analysis for the Santee Regional Shopping Center

Authors	Date	Title
Corum, Joyce	1985	First Addendum Archaeological Survey Report for Proposed State Route 52 Santo Road to State Route 67 (Portion) 11-SD-52 P.M.7.3/17.2 11222-047050
Pigniolo, Andrew	2001	Historic Property Survey Report for the Forester Creek Project, Santee, California
Brown, Joan	1997	Archaeological Monitoring of Construction Excavation, North Mission Valley Interceptor Sewer, Phase II, DEP No. 94-0573 (Addendum to DEP No. 94-0160), Located in the City of San Diego, California
Gilmer, Jo Anne and Dayle Cheever	1997	Results of Archaeological Monitoring of the North Mission Valley Interceptor Sewer Replacement – Phase II, San Diego, California
Pigniolo, Andrew	1991	Cultural Resource Testing and Evaluation for the Mission Valley West Light Rail Transit Project, San Diego, California
Kelsay, Richalene	1987	Negative Area Survey Report, District 11, County of San Diego
Goldberg, Donna	1981	Historic Property Survey for Route 8/15 Interchange
City of San Diego	1992	DEIR for Riverwalk, City of San Diego
Pigniolo, Andrew	1994	Historic Properties Evaluation for the North Mission Valley Interceptor Sewer Phase II Project, City of San Diego, California
McKenna, Jeanette A.	2000	A Phase I Cultural Resources Investigation of the Vesta Telecommunications Inc. Fiber Optic Alignment, Riverside County to San Diego County, California
Ezell, Paul	1974	A Report of Cultural Impact Survey Phase I
Donovan, Mary	1985	Negative Archaeological Survey Report 8 – Fairmont Ave. Westbound Auxiliary Lane
Rosen, Martin	1994	Negative Archaeological Survey – Interstate 8 & 805, Mission Valley
Rosen, Martin	2000	Historic Property Survey Report for an Interstate 5 and State Route 163 Pavement Rehabilitation Project
Cook, John	1996	Archaeological Survey and Subsurface Test of the Proposed Home Depot Project, 5920 Fairmont Avenue, City of San Diego, California
Pigniolo, Andrew	1994	Historic Properties Evaluation for the North Mission Valley Interceptor Sewer Phase II Project, City of San Diego, California
Tift, Larry	1990	Cultural Resources Survey of the Hollins Lake Campground, City of San Diego
Tift, Larry	1990	Cultural Resources Survey of the Hollins Lake Campground, City of San Diego
Robbins-Wade, Mary	1990	Cultural Resources Inventory for the Hoffman Canyon Sewer Project, San Diego
Pierson, Larry J.	2002	An Archaeological Report for the Mitigation Monitoring and Reporting Program at the Sewer Group 708 Project
Collett, Russell	2002	Draft Results of Cultural Resource Investigations for the Superior Ready Mix Factory, San Diego, California
Smith, Brian F.	2000	An Archaeological Assessment for the Edgemoor Proj.
Norwood, Richard H.	1978	An Archaeological Survey of the Deerpark Property
McGinnis, Patrick	2003	Cultural Resource Survey Report for the Proposed Van Nuys Canyon Sewer Access Project, San Diego, California
Wade, Sue A, Stephen R. Van Wormer, and Dayle M. Cheever	1990	Historic Properties Inventory for North City Water Reclamation Facilities Clean Water Program for Greater San Diego, San Diego, California

Authors	Date	Title
Kyle, Carolyn	2002	Cultural Resource assessment for Cingular Wireless Facility SD791-03, City of San Diego, California
Kyle, Carolyn	2002	Cultural Resource assessment for Cingular Wireless Facility SD791-05, County of San Diego, California
Gallegos, Dennis and Carolyn Kyle	1991	Cultural Resource Survey Report San Diego Bikeways Project, San Diego, California
Robbins-Wade, Mary	1998	Archaeological Monitoring for the East Mission Gorge Trunk Sewer Rehabilitation Project, San Diego, California (DEP NO. 94-0077; SCH NO 95-061026)
Caterino, David	2005	The Cemeteries and Gravestones of San Diego County: An Archaeological Study
Kyle, Carolyn	2001	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD474-01, San Diego, California
Becker, Mark	2005	Archaeological Monitoring for the San Diego River Wetland Creation Project-Phase A, City of San Diego, California (PTS #6020; LDR 42-0077)
Fink, Gary	1973	An Archaeological Survey of the Upper San Diego River Mosquito Abatement and Water Pollution Control Project Phase I
Price, Harry and Charles Bull	2004	Cultural Resources Survey Report for the Ryan Corporate Office Park Master Plan, Santee, California
Robbins-Wade, Mary	2005	Historic Property Survey Report SR 163/Friars Road Interchange, San Diego, California
City of San Diego	2006	Centerpointe at Grantville, City of San Diego
May, Vonn Marie	2006	Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey
Glenn, Brian	1993	Report to the Historical Board for the City of San Diego Water Utilities Department, Alvarado Filtration Plant Upgrade and Expansion (CIP 73-261)
Arrington, Cindy	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California
Baker, Cindy L. and Mary L. Maniery	2007	Cultural Resource Inventory and Evaluation of United States Army Reserve 63rd Regional Readiness Command Facilities. The report was identified by the record search; but ICF cannot confirm if it applies to the Master Plan study area.
Various	Unknown	Mission San Diego de Alcalá: Historic Site Board Docs.
Kyle, Carolyn	2007	Cultural Resource Monitoring for the Forester Creek Improvement Project, City of Santee, California
Kyle, Carolyn	2006	Cultural Resource Survey for the San Diego River Restoration Project Edgemoor Property, City of Santee, California
Pierson, Larry J.	2007	Results of Archaeological Monitoring at Town Center Community Park Mass Grading, Santee, California (CIP 2004-31)
Kennedy, George L., Gerald I. Shiller	2007	Paleontological Monitoring Report, Town Center Community Park Mass Grading Project, City of Santee, San Diego County, California
Various	Unknown	Old Town – Estudillo House, Chapel of the Immaculate Conception, Gilla House Site, Whaley House, Exchange Hotel, Johnson House, Mason Street School, San Blas Bell, Casa de Machado-Stewart, Casa de Machado-Silvas
Various	Unknown	Old Town – Miscellaneous Documents

Authors	Date	Title
Various	Unknown	Presidio of San Diego
Various	Unknown	Mission San Diego de Alcalá: Miscellaneous Documents
Collett, Russell	2003	Final Reporting on the Archaeological Monitoring Program for the Old Mission Flume during Emergency Removal of Rock Fall at the Superior Ready Mix Property
Smith, Brian F., Adriane Dorrler	2008	Archaeological Resource Report Form: Archaeological Survey of the Springhill Suites Project
Heritage Architecture & Planning	2008	Edgemoor Farm Historical Resource Evaluation Report, San Diego, California
Price, Harry J., Jackson Underwood	2008	Results of a Historical Resources Survey of a Portion of the Hazard Center Redevelopment Project, San Diego, California
Robbins-Wade, Mary	2008	Archaeological Resources Analysis for the Master Stormwater System Maintenance Program, San Diego, California (Project No. 42891)
Hector, Susan	2007	Historical Resources Study for the Old Mission Dam Mitigation Project, San Diego, California
Kraft, Jennifer	2011	Monitoring results from South Mission Valley Trunk Sewer, 1870–1880s cistern, associated debris, and some prehistoric remains
Pigniolo, Andrew et al.	2011	Cultural Resource Testing and Data Recovery for the Hotel Circle Underground Project, Charles H. Brown, Sr. Site (CA-SDI-4675)
Carrico, Richard	1979	Archaeological Survey of the Conrock Mission Valley Cup Extension and Reclamation Plant Area

Table 5.5-2. Cultural Resources within the Master Plan Study Area

P-37-	CA-SDI-	SDM-W-	Site Type/Description
	35	956	Prehistoric/ethnohistoric Kumeyaay village of Nipaguay and the historic Spanish Mission San Diego de Alcalá. Includes a late historic trash dump from the Poor Sisters of Nazareth school established in 1927 and enlarged in 1939.
	41		Prehistoric/ethnohistoric Kumeyaay village (Cosoy?) located "north of Old Town and west of the Presidio at the mouth of the San Diego River" (N.C. Nelson notes from the early 1900s). Based on interviews with Old Town residents but not corroborated by physical survey at the time.
	202		Southeasterly extension to the Mission San Diego de Alcalá (CA-SDI-35).
	203	690	Large campsite/village consisting of 6 loci w/artifacts, 5 loci w/milling features, large quantity of flakes and debitage, pottery, manos, cores, hammerstones, fire-affected rock, midden, bone and shellfish.
	205	200-A	Originally recorded by Malcolm Rogers as a 1-acre site comprised of lithic artifacts. Subsequent work in the 1980s and 1990s failed to relocate the site although some artifacts were identified during monitoring of excavation for the East Mission Gorge Force Main project.
	4511	691	Scatter of artifacts including 1 mano, 2 mano fragments, 1 chopper, 1 flake scraper, 1 hammerstone, 50+/- pieces of debitage.
	4675	1137	Charles H. Brown Sr. Site, possible location of village of *Cosoy*; both Archaic and Late Prehistoric occupations, including human remains.
	5050		Moderate prehistoric campsite containing numerous mano fragments, 2 cobble tools, 1 flake tool, abundant fire-affected rock, and Brownware ceramic sherds.
	5688		Isolated bedrock milling features with 15 water worn slicks and basins. No artifacts.
	6658		Spanish era Mission (Padre) Dam. Constructed from 1813–1816, it is the earliest European water management system in Alta California.
20910	6660	1758	Spanish era Mission Flume. Constructed from 1813–1816, it is the earliest European water management system in Alta California.
	8594 A/B	1381	Moderate prehistoric campsite containing numerous bedrock milling features, mano fragments, cobble and flake tools, 1 bone tool, and Brownware ceramic sherds. A small amount of early twentieth century trash (glass bottle fragments, glazed earthenware, and an abalone shell button) was also recovered.
	9242		Large multi-component prehistoric campsite containing numerous ground stone and flaked stone tools, 1 bone awl, abundant faunal remains. The presence of a piece of Coso Hot Springs obsidian and a possible Pinto-like projectile point may indicate an Archaic period component underlying the predominantly Late Prehistoric component.
	9243	3180	Large multi-component prehistoric campsite. Data recovery produced ~66,000 pieces of debitage, core and flake tools, projectile points, bifaces, groundstone, ceramics, antler tips, shell and bone beads, glass trade bead, bone awl tips, turtle shell rattle fragments in addition to 10 distinct subsurface rock features. Faunal remains included approximately 220 pieces of marine shell and over 81,000 pieces of animal bone.

P-37-	CA-SDI-	SDM-W-	Site Type/Description
	10148		Medium-sized prehistoric campsite. Test and evaluation recovered 1,354 pieces of debitage, 8 cores, 5 hammerstones, 7 flake tools, 9 manos, 2 metates, and 1 Brownware sherd. Faunal remains comprised 2,485 pieces of animal bone.
	11607		Temporary prehistoric occupation area, flaked and groundstone artifacts, subsurface likely; 20 flakes, 1 hammerstone, and 1 mano.
	11608		Flake lithic scatter with four manos, subsurface deposit likely; 100+ pieces of debitage and 5+ manos.
	11610		Isolated bedrock milling feature with one slick. No artifacts.
	11723		Medium-sized prehistoric campsite. Surface survey noted approximately 50 pieces of debitage, 4 flake tools, 3 whole and 4 fragmentary manos, some bone and Chione shell fragments, as well as numerous fire-affected rock.
	11767	175	Sparse lithic scatter consisting of flakes, angular waste, 1 scraper, 1 ceramic sherd, and abundant marine shell (Chione and Argopecten).
012126	12126		Sparse lithic scatter with groundstone and concentration of marine shell (Chione and Argopecten).
	12127		Small marine shell scatter but no artifacts or features observed.
	12128		Small marine shell scatter but no artifacts or features observed.
	12129		Small marine shell scatter but no artifacts or features observed.
	12132		Small marine shell scatter but no artifacts or features observed.
	14152		Medium-sized prehistoric campsite within the area of the contact period village of *Cosoy*; data recovery produced abundant flaked lithics, ceramics, milling equipment, faunal remains (shellfish, fish, birds, mammals), and fire-affected rock.
024558	16288		Small marine shell scatter with one feature, a partially disturbed cremation with Olivella shell beads, a serrated point, and a concave base side-notched point.
024559	16289		Small marine shell scatter but no artifacts or features observed.
024560	16290		Sparse freshwater shell scatter.
014959			Isolated flake.
015947			Isolated mano found during construction monitoring.
031962	20233		Features, including 1870–1880s cistern, found during monitoring for sewer trunk line.
029807			Historic SR-163 bridge over the River, 1946.

Table 5.5-3. Status/Location of Cultural Resources within the Master Plan Study Area

Site Number	Reach Location	Within RCA or RIA	Status
CA-SDI-35	Confluence	RCA, RIA	Mission San Diego de Alcalá still exists; historic trash dump probably still exists buried under fill; portions of Kumeyaay village of *Nipaguay* probably still exist as buried deposits; Mission is a listed National Historic Landmark, California Historical Landmark #242, City of San Diego Historical Landmark #113.
CA-SDI-41	Estuary	RCA, RIA	Portions may still be intact buried within the floodway, although mostly destroyed by highway construction and other development.
CA-SDI-202	Confluence	RCA, RIA	Unknown; may be part of Mission complex or Kumeyaay village of *Nipaguay*.
CA-SDI-203	Gorge	RCA, RIA	Still exists.
CA-SDI-205	Plateau	RCA, RIA	Still exists, although southerly portion most likely destroyed by SR-52 and Mission Gorge Road.
CA-SDI-4511	Gorge	RCA, RIA	Still exists.
CA-SDI-5050	Plateau	RCA, RIA	Probably still exists.
CA-SDI-5688	Gorge	RCA	Still exists.
CA-SDI-6658	Gorge	RCA,	Still exists.
CA-SDI-6660	Upper Valley	RCA, RIA	Old Mission Dam and Flume (Padre Dam) still exist; National Historic Landmark, California Historical Landmark #57, City of San Diego Historical Landmark #2.
CA-SDI-8594-A	Plateau	RCA, RIA	Probably destroyed by Mission Gorge Road and SR-52, but portions farther north near the River may still exist; evaluated for NRHP and found to be not significant.
CA-SDI-9242	Plateau	RCA, RIA	Probably destroyed by Mission Gorge Road and SR-52, but portions further north near the River may still exist; evaluated for NRHP and found to be not significant.
CA-SDI-9243	Plateau	RCA, RIA	Mostly destroyed by Mission Gorge Road and SR-52, but portions further north near the River may still exist; human remains recovered; site was found eligible for listing in the NRHP and placed on the California Register of Historical Resources.
CA-SDI-10148	Plateau	RCA, RIA	Probably destroyed by Mission Gorge Road and SR-52, but portions further north near the River may still exist.
CA-SDI-11607	Gorge	RIA	Still exists.
CA-SDI-11608	Gorge	RIA	Still exists.
CA-SDI-11610	Gorge	RCA	Still exists.
CA-SDI-11723	Upper Valley	RCA, RIA	Most likely intact.
CA-SDI-11767	Lower Valley	RCA, RIA	Probably destroyed, but remnants may survive buried within golf course.
CA-SDI-12126	Lower Valley	RCA, RIA	Possibly present, buried under golf course.
CA-SDI-12127	Lower Valley	RCA	Possibly present, buried under golf course.

Site Number	Reach Location	Within RCA or RIA	Status
CA-SDI-12128	Lower Valley	RCA	Possibly present, buried under golf course.
CA-SDI-12129	Lower Valley	RCA	Possibly present, buried under golf course.
CA-SDI-12132	Lower Valley	RIA	Possibly present, may be under golf course.
CA-SDI-14152	Lower Valley	RCA	Buried site discovered during monitoring for wetland restoration project.
CA-SDI-16288	Estuary or Lower Valley	RCA	Buried site discovered during monitoring for a sewer project; other resources of this kind are likely in the area.
CA-SDI-16289	Lower Valley	RCA	May not be an archaeological site.
CA-SDI-16290	Lower Valley	N/A[a]	Not an archaeological site.
P-37-014959	Lower Valley	N/A	Isolated flake; not an important prehistoric resource.
P-37-015947	Gorge	N/A	Isolated mano; not an important prehistoric resource.
P-37-029807	Lower Valley	RCA	Wooden piers found while monitoring represent pre-1946 structure deeply buried in River channel; existing bridge is not historically important.
P-37-031962	Lower Valley	RCA, RIA	Buried within study area.

[a] N/A = not applicable

5.5.3 Regulatory Setting

This section provides summary background information regarding applicable land use regulations at the federal, state, and local levels.

Federal Regulations

There is currently no federal nexus for the Master Plan because no actual land disturbances would occur until projects are submitted for subsequent discretionary review. At that time involvement with agencies such as USFWS, EPA, and U.S. Army Corps of Engineers would likely necessitate compliance with cultural resource laws, and specifically with Section 106 of the National Historic Preservation Act of 1966, as amended.

State Regulations

California Regulations

CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects that may result from such projects. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Section 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in, the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

CEQA Section 15064.5 defines “Historical Resources” as a resource listed in, or determined eligible for listing in, the California Register; a resource included in a local register of historical resources or

identified as significant in a historical resource survey that meets certain requirements; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be significant. CEQA Section 15064.5 and PRC Section 5020.1(k) require that projects and actions that may affect the environment be assessed for the potential to disturb, destroy, or degrade important archaeological and historic resources. Important resources are those that are listed on local registers or on the California Register of Historical Resources, or that would qualify for listing. In the event that it is determined that actions would impact important/significant resources, appropriate mitigation measures must be developed to reduce the level of impact to less than significant. It should be noted that if the lead agency determines that the archaeological site is also a historical resources (as defined above), then the limits identified in CEQA Section 21083.2(e) would not apply. State regulations would also have to be met whenever a future action might encroach onto state lands.

City of San Diego Regulations

The purpose and intent of the *Historical Resources Regulations of the Land Development Code* (Chapter14, Division 3, Article 2) is to protect, preserve, and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises that are subject to ministerial review for any building, demolition, or grading permit; or for discretionary review associated with the CEQA review process. The City's Historical Resources Guidelines amended in April 2001 are designed to implement the regulations contained in Chapter 14, Division 3, Article 2 of the LDC. If any resources have been recorded on the property, those resources must be evaluated for significance/importance in accordance with criteria listed in the Historical Resources Guidelines. Resources determined to be significant/important must either be avoided or a data recovery program for important archaeological sites must be conducted to recover the cultural and scientific information that is related to the resource's significance/importance.

5.5.4 Impacts

This section describes the overall environmental impacts based on a qualitative assessment of reasonably foreseeable effects of the adoption of the Master Plan. It describes the methods used to determine the impacts and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate significant impacts accompany each impact discussion.

This section includes analysis of potential historical resource impacts related to the future actions of the Master Plan. Future actions include Reach Recommendation projects, and other specific actions that would guide development of the River Park. These actions are divided between the RCA and the RIA. The features of the RCA and the RIA are described in greater detail in Chapter 3, "Project Description," of this PEIR.

Possible impacts on historical resources from implementation of the Master Plan are addressed below. This discussion includes issues such as the type of historical resource; the type of impacts; and how to avoid, minimize, or mitigate for those impacts. Mitigation is provided, as appropriate, that would reduce the potential for adverse impacts resulting from future projects. Project-level impacts associated with future projects implemented in accordance with the Master Plan, and associated cultural resources analysis, would be subject to subsequent environmental review in accordance with CEQA.

Goals, policies, and recommendations enacted by the City, combined with applicable federal, state, and local regulations, provide a framework for developing project-level historical resources mitigation measures for future discretionary projects. All future project submittals will be subject to site-specific review in accordance with the City of San Diego's Historical Resources Regulations and Guidelines. The City's process for the evaluation of discretionary projects includes environmental review and documentation pursuant to CEQA as well as an analysis of those projects for consistency with the goals, policies, and recommendations of the City of San Diego's General Plan. Historical resource evaluations are required when new resources are identified as a result of a survey, when previously recorded resources that have not been previously evaluated are relocated during a survey, and when previously recorded sites are not relocated during the survey and there is a likelihood that the resource still exists. Evaluations will not be required if the resource has been evaluated for CEQA significance or for National Register eligibility within the last 5 years if there has been no change in the conditions that contributed to the determination of significance or eligibility. A property would be reevaluated if its condition or setting has either improved or deteriorated, if new information is available, or if the resource is becoming increasingly rare due to the loss of other similar resources. Once it has been determined that a historical resource is present and could be impacted as a result of project implementation, recommendations for mitigation consistent with the Historical Resources Guidelines must be adopted.

Issue 1: Would the Master Plan result in the alteration or destruction of a prehistoric or historical archaeological site?

Impact Thresholds

The City's 2001 Historical Resources Guidelines and 2011 Significance Thresholds provide criteria for evaluating impacts on cultural resources, which include direct, indirect, and cumulative impacts. Examples of direct impacts would include:

- Mass grading
- Road construction
- Pipelines for sewer and water
- Staging areas
- Access roads
- Destruction of all or part of a property
- Deterioration due to neglect
- Alteration
- Inappropriate repair
- New addition
- Relocation from original site, or
- Isolation of a historic resource from its setting, when the setting contributes to its significance

Indirect impacts in the built environment include the introduction of visual, audible, or atmospheric effects that are out of character with the cultural resource or alter its setting, when the setting contributes to a property's significance. Examples include, but are not limited to, the construction of

a large-scale building, structure, object, or public works project that has the potential to cast shadow patterns on the cultural resource, intrude into its viewshed, generate substantial noise or vibrations, or substantially increase air pollution or wind patterns. For archaeological resources and traditional cultural places (TCPs), indirect impacts are often the result of increased public accessibility to resources not otherwise subject to impacts, which would result in an increased potential for vandalism and site destruction. Placing sites into open space does not always mean that there would not be the potential for indirect impacts on the resource. Since open space boundaries can change during the project review as a result of environmental design and/or community constraints, resources placed into open space need to be evaluated for indirect impacts.

Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. The loss of a historical resource due to mitigation by data recovery could be considered a cumulative impact. In the built environment, cumulative impacts most often occur to districts, where several minor changes to contributing properties, their landscaping, or to their setting over time result in a significant loss of integrity.

The Historical Resources Guidelines discuss the thresholds for determining potentially significant historical resources. Based on these thresholds, impacts on historical resources are considered significant if the Master Plan would cause any of the types of impacts discussed above. Determining if a resource is significant usually involves applying criteria of effect, which begins by determining if a resource has integrity of setting, design, materials, workmanship, location, feeling, and association. A resource does not need to have integrity of all, but of a sufficient number so that it conveys the essence of why it might be significant in the first place. To determine significance there are existing federal, state and local criteria that can be applied. Federal criteria for the National Environmental Policy Act (NEPA) relate to those embodied in the National Historic Preservation Act, and include historic properties, the federal equivalent of historical resources, that are included in or are eligible for inclusion in the NRHP. At the state and local level, and for the purposes of CEQA, the criteria relate to the California Register of Historical Resources and the City of San Diego Historical Resources Register, respectively.

For the purposes of CEQA, a significant historical resource is one that qualifies for the California Register of Historical Resources or is listed in a local historic register or deemed significant in a historical resource survey, as provided under PRC Section 5024.1(g). A resource that is not listed in or determined to be eligible for listing in the California Register of Historic Resources, or not included in a local register of historic resources, or not deemed significant in a historical resource survey may nonetheless be historically significant for the purposes of CEQA. A resource may be listed in the California Register if it is significant at the local, state, or national level, under one or more of the following four criteria:

(a) It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.

(b) It is associated with the lives of persons important to the nation or to California's past.

(c) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

(d) It has yielded, or has the potential to yield, information important to the prehistory or history of the state or nation.

CEQA Sections 15064.5 and 21083.2(g) define the criteria for determining the significance of archaeological resources, which are now included in the definition of the term "Historical Resources" for the purposes of CEQA (Section 21084.1).

Any improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board (HRB) if it meets any of the following criteria:

a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

b. Is identified with persons or events significant in local, state, or national history.

c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

e. Is listed or has been determined eligible by National Park Service for listing on the NRHP or is listed or has been determined eligible by the State Historic Preservation Officer (SHPO) for listing on the California Register of Historical Resources.

f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements that have a special character, historical interest or aesthetic value or that represent one or more architectural periods or styles in the history and development of the City.

Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Testing is required to document the absence of a subsurface deposit. Such sites could include:

- Isolated Artifacts
- Sparse Lithic Scatters
- Isolated Bedrock Milling Features
- Shellfish Processing Stations

Sparse Lithic Scatters are identified and evaluated based on criteria from the Office of Historic Preservation's *California Archaeological Resource Identification and Data Acquisition Program: Sparse Lithic Scatters* (Jackson et al. 1988). Isolated Bedrock Milling Stations are defined as having no associated site within a 50-meter radius and lacking a subsurface component. Shellfish Processing Stations are defined as containing a minimal amount of lithics and no subsurface deposit. Historic buildings, structures, objects, and landscapes are generally not significant if they are less than 45 years old. A non-significant building or structure located within an historic district is by definition not significant. Resources found to be non-significant as a result of the survey and assessment would require no further work beyond documentation of the resource and inclusion in the survey and assessment report.

If it is determined that significant resources would be impacted by a project, there are several mitigation strategies that can be utilized.

Impact Analysis

Master Plan

River Corridor Area

Uses within the RCA are limited to maintaining existing uses and implementing Reach Recommendation projects and future projects implementing the Design Guidelines as described in Chapter 3, "Project Description." Associated Reach Recommendations and Design Guidelines within the RCA could include elements that would cause adverse impacts on historical resources. Impacts could occur with any planned project that disturbs original in situ soils. Some activities listed in Chapter 3 of the Master Plan could include the grading of the River's banks, braiding the channel, separating the River from ponds, installing gabions, removal of exotic species, and planting of native species, which could all cause impacts on known cultural resources. These projects could occur within the RCA. Other potential projects associated with the 35-foot Path Corridor could include grading and drainage improvements associated with the installation of multi-use pathways, interpretive displays, signs, public art, utilities, walls, fences, picnic areas, picnic and shade structures, pedestrian/bicycle trails and paths, pedestrian/bicycle bridges, boardwalks, or overlook platforms. Construction of these facilities could occur within areas known to contain archaeological or built environment resources. As previously mentioned, it is estimated that only about 50% of the RCA has been surveyed for cultural resources within the past 10 years. Even so, studies that are more than 3 years old generally need to be updated. Conditions related to weather, vegetation or ground cover, accessibility, River water levels, and more could affect the adequacy of any cultural resource survey. These must all be weighed against the context and intensity of any proposed project. It should also be noted that of the 118 studies listed in Table 5.5-1, only 3 have occurred within the last 3 years. Table 5.5-3 indicates which cultural resources are located within the RCA planning areas. Potential impacts on prehistoric or historic resources associated with implementation of Reach Recommendations or other facilities proposed within the RCA would be considered a significant impact.

River Influence Area

Future actions associated with the Reach Recommendation projects and future projects that implement the Design Guidelines within the RIA could include elements such as installing bio-swales to decrease the amount of urban runoff from stormwater, but then to increase the quality of stormwater that reaches the River through filtration. Within the RIA the City is proposing design guidelines for development opportunities that would be implemented by public and private land owners. The RIA Design Guidelines are not intended to change or alter any "development opportunities," but to serve as guidelines for the design of buildings or structures to enhance the River experience. Buildings and other structures could be erected in association with future development projects; all requiring associated vehicular and pedestrian access, utilities, and parking lots designed in accordance with the RIA Design Guidelines. Signs, landscaping, public art, fences, and walls could be installed within future developments in accordance with the Design Guidelines. Public access would be created to link the RIA with the RCA by connecting public sidewalks with multi-purpose paths. Future development projects might include the construction of streets to abut the RCA, including curbs, gutters, sidewalks, bulbouts, crosswalks, signals, and lighting that are completed in accordance with the Design Guidelines. As with the RCA discussion above, known cultural resources occur within the RIA, as indicated on Table 5.5-3. Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. The

grading and movement of original in situ soils could also expose buried resources along floodplains. Even in disturbed contexts, historical archaeological resources and features such as privies and trash dumps can and have been found that contain information important in history. Within the highly alluvial environment of the River, intact buried prehistoric sites have also been discovered. Each future development project would need to be evaluated independently for its potential impacts on historical resources depending upon the context and intensity of impacts on the environment. Considering the Design Guidelines of the RIA are intended to provide direction on how to design structures and other facilities associated with future development projects and would not necessarily affect location of grading or ground disturbance areas associated with those future development projects it is not anticipated that implementation of the RIA Design Guidelines would result in impacts on prehistoric or historic resources.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone

The River Subdistrict of the Mission Valley PDO has been amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan.

The Navajo CPIOZ provides supplemental development regulations that are tailored to specific sites within community plan areas of the City. As described in Chapter 3, "Project Description," the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. Therefore, it is possible that the installation of such features could impact cultural resources, either those already known, or others that await discovery through resource surveys or through monitoring during construction. This would be considered a significant impact.

Mission Trails Design District Ordinance and Design Manual

The MTDDODM provides regulations for development in Mission Trails Regional Park Subarea 3, and the MTDDODM would be amended to include development regulations to guide all development within and adjacent to the River. The existing Mission Trails Regional Park Master Development Plan specifically mentions cultural resources throughout and makes it very clear that future projects would be designed in such a way as to avoid impacts on sensitive resources. In addition, Municipal Code Section 13.2.1201, Mission Trails Design District, would be amended to revise the current language that is in conflict with the goals of the Master Plan, add new implementation language, and require a discretionary permit for all anticipated exterior private and public projects. The amendments would not replace any language in the MTDDODM regarding preservation of cultural resources, and, therefore, would not result in impacts on cultural resources.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan proposes to amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. Specifically, Master Plan Design Guidelines would be incorporated into the community plan and the River Park would be added to the regulations as a resource-based park within the Mission Valley planning area. Currently, the Mission Valley Community Plan includes guidelines related to cultural and heritage resources. Goals of the plan

include: locate the cultural and heritage resources within the planning area, and identify and preserve archaeological and historical sites. The community plan includes paleontological resources in this category and proposes that archaeological, historical, and paleontological resources be reviewed in any discretionary action that might be implemented within the planning area. Implementation of the Master Plan would not conflict with these guidelines and would only allow future Reach Recommendation projects in the RCA/RIA that consider existing design measures to avoid cultural resources. Therefore, no impacts on cultural resources would result with implementation of the Mission Valley Community Plan Amendment.

Tierrasanta Community Plan

As part of the Master Plan, the Master Plan Design Guidelines would be incorporated into the Community Plan and the River Park would be identified as a resource-based park within the Open Space section of the Tierrasanta Community Plan. The community plan currently does not list any specific guidelines or policies regarding cultural resources. The community plan does, however, acknowledge its responsibilities under CEQA and the City when any discretionary action is proposed. Implementation of the Master Plan would not conflict with these guidelines and would only allow future Reach Recommendation projects in the RCA/RIA that consider existing design measures to avoid cultural resources. Implementation of the Tierrasanta Community Plan Amendment would, therefore, not result in any direct impacts on cultural resources.

East Elliot Community Plan

As part of the Master Plan, the design guidelines would be incorporated into the MTDDODM, and the River Park would be identified as a resource-based park within the Open Space section of the East Elliott Community Plan. Currently the community plan does not list any specific guidelines or policies regarding cultural resources. It does mention that, in a management of open space areas, cultural resources would remain undeveloped, with disturbance limited to trails and passive recreational uses such as walking, hiking, and nature study that are consistent with preservation of natural resources. By extension, when preserving open spaces, the archaeological resources located there would also be preserved through use of existing trails, or re-routing of trails that go through archaeological sites. Implementation of the Master Plan would not conflict with these guidelines and would only allow future Reach Recommendation projects in the RCA/RIA that consider existing design measures to avoid cultural resources. Implementation of the East Elliot Community Plan Amendment would, therefore, not result in any direct impacts on cultural resources.

Navajo Community Plan

As part of the Master Plan, the design guidelines would be incorporated into the Community Plan, and the River Park would be identified as a resource-based park within the Open Space section of the Navajo Community Plan. The community plan currently does not specifically mention the protection or preservation of cultural resources; however, it does discuss them in such a way as to maximize their cultural and educational use for the public. The community plan acknowledges Padre Dam, but sets a goal of development in the area with the construction of a cultural center and park amenities. The Navajo Community Plan also discusses the importance of open space protection and so archaeological resources by extension would be involved in these efforts. Implementation of the Master Plan would not conflict with these guidelines and would only allow future Reach Recommendation projects in the RCA/RIA that consider existing design measures to avoid cultural

resources. Implementation of the Navajo Community Plan Amendment would, therefore, not result in any direct impacts on cultural resources.

Significance of Impact

HIST-1: Impacts on known archaeological resources and those not yet found and formally recorded could occur anywhere in association with implementation of the Reach Recommendations and Design Guidelines as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Grading of original in situ soils could also expose buried archaeological resources and features. Potential impacts on archaeological resources associated with construction of projects implemented in accordance with Reach Recommendations and Design Guidelines would be considered significant.

Mitigation Framework (Archaeological Resources)

HIST-1: Prior to issuance of any permit that could directly affect an archaeological resource or resources associated with prehistoric Native American activities, the City shall require the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity.

Initial Determination

The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System) and conducting a site visit. If there is any evidence that the site contains archaeological resources, then an evaluation consistent with the City of San Diego's Historical Resources Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.

Step 1

Based on the results of the Initial Determination, if there is evidence that the site contains archeological resources, preparation of an evaluation report is required. The evaluation report could generally include background research, field survey, archeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a record search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections shall also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

Once the background research is complete a field reconnaissance must be conducted by individuals whose qualifications meet City standards. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If through background research and field surveys historical

resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

Step 2

Once a resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required that includes evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines.

The results from the testing program will be evaluated against the Significance Thresholds found in the Historical Resources Guidelines and in accordance with the provisions outlined in Section 15064.5 of the State CEQA Guidelines. If significant historical resources are identified within a project's Area of Potential Effect (APE), the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found but results of the initial evaluation and testing phase indicate there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

Step 3

Preferred mitigation for archeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program (RDDRP) is required or is required to follow alternate treatment recommendations by the Most Likely Descendant (MLD), which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. If the archaeological site is an historical resource, then the limits on mitigation provided under Section 21083.2 shall not apply, and treatment in accordance with Guidelines Section 15162.4 and 21084.1 is required. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring shall be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot

be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a Native American TCP or any archaeological site located on City property, or within the APE of a City project, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 must be followed. These provisions would be outlined in the Mitigation Monitoring and Reporting Program included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

Step 4

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation (OHP) "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and TCPs, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project, the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) shall be used when no archaeological resources were identified within the project boundaries.

Step 5

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., AB 2641 and California Native American Graves Protection and Repatriation Act [NAGPRA]) and federal (i.e., federal NAGPRA) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be

included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Part 36, Section 79 of the Code of Federal Regulations. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the alteration or destruction of a prehistoric or historical archaeological site remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 2: Would the Master Plan result in any adverse physical or aesthetic effects on a prehistoric or historic building, structure, object, or site?

Impact Thresholds

Impact thresholds are dependent on whether the historical resource is important enough to qualify as a historical resource. The evaluation of a historical resource would determine the character-defining features that qualify it for inclusion in the California Register of Historical Resources or the City of San Diego Historical Resources Register. If a resource qualifies as an historical resource under CEQA, it must then be determined how the project could affect those qualities that make a resource significant in accordance with CEQA. Once it is known how a project would affect a resource, it is then possible to address whether the effect on the resource is adverse. A project may either result in no effect, no adverse effect, or an adverse effect. Knowing what the effect will be then makes it possible to develop methods to avoid, minimize, and mitigate for impacts, as described above under Issue 1.

Impact Analysis

HIST-2: The impact analysis associated with prehistoric resources or sites as indicated in this category would be the same as outlined above for Issue 1. The impact analysis for a historic building, structure, or object involves similar steps as detailed in Issue 1; however, different source information is required as stated below. Implementation of the Master Plan would not directly result in impacts on historical resources because the Reach Recommendations and Design Guidelines are not project-level requirements, and specific details regarding location and extent of grading are not provided in the Master Plan. Impacts on prehistoric sites or historic structures would result during construction activities associated with implementation of Reach Recommendation projects as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Any impacts on historical resources associated with future Reach Recommendation projects would be considered significant.

Significance of Impact/Mitigation Framework

HIST-2: Prior to issuance of any permit that could directly affect a historical resource, the City shall require an evaluation to determine: (1) the presence of historical resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. The Mitigation Framework for prehistoric resources or sites is the same as HIST-1. The Mitigation Framework for historic buildings, structures, district, or objects shall include an evaluation following the requirements outlined in the Historical Resources Regulations and Guidelines as indicated below.

HISTORIC BUILDINGS, STRUCTURES, DISTRICT, OR OBJECTS

Prior to issuance of any permit that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure meets any of the following criteria: (1) National Register-Listed or formally determined eligible, (2) California Register-Listed or formally determined eligible, (3) San Diego Register-Listed or formally determined eligible, or (4) meets the CEQA criteria for a historical resource. The evaluation of historic architectural resources would be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity as indicated in the Historical Resources Guidelines and Historic Resources Regulations (San Diego Municipal Code Sections 143.0201–143.0280).

Preferred mitigation for historic buildings or structures is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to, the following:

a. Preparing a historic resource management plan.

b. Designing new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric).

c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation.

d. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource.

e. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.

f. Removing industrial pollution at the source of production.

Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; in the case of potentially significant impacts on historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation programs, if required.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to effects on a prehistoric or historic building, structure, object, or site remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 3: Would the Master Plan result in any impacts on existing religious or sacred uses within the potential impact area?

Impact Thresholds

The following impact thresholds are based on the professional expertise of archeologists that prepared the Cultural Resources technical report included as Appendix C-1 of this PEIR as well as specific conditions within the RCA/RIA. Impact thresholds for religious or sacred land uses depend on whether sites associated with those activities are still currently and actively being used for such purposes. For example, would a future project impact a group's ability to conduct their religious or sacred uses of a place? Would the resulting project generate audible, visual, or other intrusive elements to a place's setting such that the feeling and association people have with that place are irretrievably harmed? A place such as the Mission San Diego de Alcalá serves as a historical, cultural, and religious center for not just Catholics in the region, but also for all faiths as a tourist destination. Projects occurring nearby would have to be sensitive to the human uses of the Mission area so that they could continue uninterrupted. Native American activities surrounding the Mission area would have to be carefully documented. Are Kumeyaay people still utilizing the area for sacred purposes? Is Cowles Mountain still being used to conduct solstice ceremonies? Is the rock art site within Mission Trails Regional Park a sacred place to the Kumeyaay? Although this latter site may not be within the RIA, other planned projects might increase the number of people visiting the park and thus increase the potential for vandalism to this important place. As with Issues 1 and 2 above, the evaluation of a resource would determine what defines the importance of the site or place that makes it important. It must then be determined exactly how the potential impact would affect those qualities that contribute to the resource's significance. Once that is known it is then possible to determine how to avoid adversely affecting religious or sacred places.

Impact Analysis

The impact analysis for Issue 3 would be the same as outlined above for Issue 1 if religious or sacred places cannot be avoided. Spirituality of place is often impossible to define because it transcends material remains, which archaeologists can recover during significance testing or data recovery programs. Sever the connection that someone has to a religious or sacred place and you harm them in ways that cannot be mitigated. Therefore, significant, irrevocable impacts could occur through insensitive planning and project implementation. Impacts on sacred or religious places could result during construction activities associated with implementation of Reach Recommendation projects as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Any impacts on historical resources associated with future Reach Recommendation projects would be considered significant.

Significance of Impact

HIST-3: Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried historical archaeological resources and features including sacred sites. Potential impacts on cultural resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.

Mitigation Framework

The Mitigation Framework for Impact HIST-3 would be the same as outlined for Impacts 1 and 2.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to religious or sacred uses remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 4: Would the Master Plan result in the disturbance of any human remains, including those interred outside of formal cemeteries?

Impact Thresholds

The following impact thresholds are based on the professional expertise of archeologists that prepared the Cultural Resources technical report included as Appendix C-1 of this PEIR as well as specific conditions within the RCA/RIA and the results of a records search completed for the Cultural Resources technical report. Impact thresholds for human remains depend on whether sites or places containing human remains occur within the potential impact area of the project. Native American human remains have already been found within the RCA/RIA in buried deposits that were encountered during monitoring for a City sewer project. There are Native American and Euro-American remains at the Mission San Diego de Alcalá, where they occur within the Mission's formal cemeteries, and quite possibly outside them as well. Often people would inter family members just outside cemetery walls if they were not members of the church to be close enough to consecrated ground in order to achieve the same benefits as the formal initiates. Any future projects planned within the vicinity of the Mission have the potential to encounter human remains.

Impact Analysis

The impact analysis for Issue 4 would be the same as outlined above for Issue 1 if impacts on human remains cannot be avoided. Native American remains, where tribal spiritual beliefs hold sacred that their ancestor's places of rest would not be disturbed. It is unavoidable in certain circumstances when human remains are discovered during construction. Impacts on human remains could result during construction activities associated with implementation of Reach Recommendations projects, Design Guidelines, and the modifications to the development regulations associated with the

Mission Valley PDO and the Navajo Community Plan. Any impacts would therefore be considered significant.

Significance of Impact

HIST-4: Impacts on known resources and those not yet found and formally recorded could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried human remains. Potential impacts on historical resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations projects, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.

Mitigation Framework

HIST-4: It is not possible to mitigate for impacts on human remains. It is preferable in all cases to avoid impacting human remains, but this is not always possible given the uncertainties of late discoveries during construction. In the vicinity of a known cemetery or a prehistoric archaeological site suspected to be over 1,500 years old, interments are possible. Background research could help identify possible burial locations related to historic era properties. Forensic dogs or other nondestructive ground-penetrating techniques could help identify subsurface anomalies that might be related to the presence of inhumations. Forensic dogs have also been useful on sites where scattered cremation remains are present. When data recovery of an archaeological site is required, all possible pre-excavation planning shall be implemented to guard against the accidental discovery of human remains. This would also apply to subsequent destruction of an archaeological site during project implementation because archaeological data recovery can never fully recover all the data from a site.

The discovery of human remains also demands that certain laws and protocols be followed before proceeding with any action that might disturb the remains further. If human remains are discovered, then the provisions set forth in California PRC Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned MLD.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the disturbance of any human remains, including those interred outside of formal cemeteries, remains significant and unavoidable, even with adherence to the Mitigation Framework.

Section 5.6 Human Health, Public Safety, and Hazardous Materials

5.6.1 Introduction

This section discusses the human health, public safety, and hazardous materials conditions within the Master Plan Study Area, and describes the potential impacts that would result from implementation of the Reach Recommendations and Design Guidelines primarily within the RCA/RIA. An analysis of the proposed Master Plan's consistency with human health, public safety, and hazardous waste standards of the General Plan, Municipal Code, and relevant community plans is provided.

5.6.2 Existing Conditions

Environmental Setting

Health Hazards and Hazardous Materials

The Master Plan Study Area consists of open space and recreational uses, and a mix of commercial, office, industrial, institutional, civic/public, and residential uses. Maintenance and operational activities associated with some of these land uses (i.e., manufacturing, service industries, small businesses, medical uses, school, and households) can involve the use and/or transport of hazardous materials.

Daily activities, including construction, automotive maintenance, dry cleaning, landscaping, and household cleaning, involve the use of numerous chemicals that are considered hazardous to humans and the environment. The EPA monitors all businesses that handle or generate hazardous materials within the City.

Section 65962.5 of the California Government Code requires the California Environmental Protection Agency (Cal/EPA) to update a list of known hazardous materials sites, which is also known as the "Cortese List." The Cortese List identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, reported leaking underground storage tanks (LUSTs), and solid waste disposal facilities from which there is known hazardous substance migration (CalEPA 2009a).

A CalEPA EnviroStor database listing search identified approximately 33 *active* cleanup sites throughout the entire City. A review of the record search maps did not identify any *active* Federal Superfund, State Response, School Cleanup, School Investigation, Corrective Action, or Hazardous Waste Permit sites within the Master Plan Study Area. However, approximately eight *active* Evaluation and Military Evaluation sites were discovered within or in proximity to the Master Plan Study Area. The sites listed are focused in and around industrial areas such as the San Diego International Airport, Barrio Logan, Gillespie Field, downtown San Diego near Harbor Drive, and north of the River by the I-15 near Ruffin Road. The majority of these hazardous sites are over 1 mile from the river. The database search listings are provided as Appendix D of this PEIR.

A fuel tank farm is located to the north of Qualcomm Stadium. The facility consists of 29 tanks located to the north and south of Friars Road. In 1992 the Regional Water Quality Control Board issued a cleanup order for groundwater polluted due to leaks from the fuel tanks (Sign on San Diego 2008).

Leaking Underground Storage Tanks (LUST)

The State Water Resources Control Board (SWCRB) Division of Water Quality Underground Storage Tank (UST) program monitors an inventory of reporting information for soil and groundwater of UST cases and non-UST cleanup programs, including Spills-Leaks-Investigations-Cleanups (SLIC) sites, Department of Defense (DOD) sites, and Land Disposal programs. The purpose of the UST program is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. Electronic Submittal Information (ESI) from the UST program is available via the SWRCB Geotracker database. A review of the Geotracker database for LUST cleanup sites identified approximately 266 *open* LUST cases throughout the entire City. The exact location and proportion of the total number of LUST cleanup sites within the Master Plan Study Area could not be determined given the extensiveness of the database; however, the LUST cleanup sites tend to be centered close to heavy commercial and industrial uses. See Appendix D for a list of *open* LUST cases in the City. The database search listings are provided in Appendix D of this PEIR.

Oil and Gas Wells

According to the California Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR) map of *Oil, Gas, and Geothermal Fields in California*, there are no active oil, gas, or geothermal production fields within the City (DOGGR 2001). Additionally, a more detailed review of the DOGGR Online Mapping System (DOMS) did not identify any active oil or gas wells within the Master Plan Study Area; however, one "new" and two "idle" oil and gas wells have been identified in proximity to the Master Plan Study Area (DOGGR 2009).

Additional Agency Listings

In addition to the databases listed above, supplementary databases established and maintained by various federal, state, and local regulatory agencies provide valuable, site-specific information that can be used to evaluate whether conditions within the Master Plan Study Area would pose a threat to human health or the environment. The following is a list of regulatory agency databases provided by the California Department of Toxic Substances Control (DTSC) that are applicable to the Master Plan:

- National Priorities List (NPL) maintained by the EPA
- Resource Conservation and Recovery Information System (RCRIS) maintained by the EPA
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLA) maintained by the EPA
- Solid Waste Information System (SWIS) maintained by the California Integrated Waste Management Board (CIWMB)
- Formerly Used Defense Sites (FUDS) maintained by the U.S. Army Corps of Engineers

Transportation of Hazardous Materials

Hazardous materials are transported throughout the City via the surface street, rail, and freeway systems. Numerous freeways, including I-5, I-805, I-15, and I-8, as well as SR-163 and SR-52 traverse the Master Plan Study Area. In addition to the freeway system, dozens of other transportation routes, including major arterial roads, are dispersed throughout the Master Plan Study Area. Finally, the Burlington Northern and Santa Fe Railways generally run parallel to I-5. Although train derailments can occur without warning, the threat of derailment and hazardous materials releases would pose the greatest risk during an earthquake event.

The City does not have direct authority to regulate the transport of hazardous materials on state highways or rail lines. Instead, the transport of hazardous materials by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria and procedures for the safe handling/transport of hazardous materials on public roadways. In addition, federal safety standards are included in the California Administrative Code. The California Department of Health Services regulates the haulers of hazardous waste (City 2011b).

Public Safety

Vectors of Public Health Concern

The San Diego County Department of Environmental Health (DEH) is responsible for managing the Vector Control Program (VCP). The VCP monitors mosquito and vector-borne disease surveillance and control services throughout the 18 incorporated cities and any unincorporated areas of the County. Vectors are, by definition, any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury. Vectors that have the potential to frequent the Master Plan Study Area include, but are not limited to, the following: mosquitoes, wild mice, rats, fleas, ticks, and flies. Mosquitoes are the vector of primarily concern for the Master Plan because they require aquatic habitats to complete their life cycle and are known to transmit agents that cause disease in humans and other animals.

The VCP aims to protect the public from vector-borne disease and mosquito nuisance while protecting the environment through a coordinated set of activities collectively known as the Integrated Vector Management Program (IVMP). For all vectors, public education is the primary control strategy. Next, the VCP determines the abundance of vectors and the risk of vector-borne disease or discomfort through evaluation of public service requests and field and laboratory surveillance activities. If the populations exceed or are anticipated to exceed the public threshold of tolerance, VCP staff will employ the most efficient, effective, and environmentally sensitive means of source control. Where feasible, physical control activities such as water management are instituted to reduce vector production. When these approaches are not effective or are otherwise inappropriate, biological controls utilizing naturally occurring bacteria within environmentally friendly larvicides are used in the specific pest breeding locations or pest-harboring areas (DEH 2008).

Fire Hazards

Wildland fire is an ongoing concern for San Diego County, especially in the grass- and brush-covered hillsides located on the fringes of urban development. Wildland fire hazards exist in varying degrees throughout the County and are caused by a combination of climatic, vegetative, and physiographic

conditions. The County's long, dry summers and extensive vegetation makes for a fire season that extends from late spring to early fall. The most critical times of the year for wildland fires are late summer and fall when Santa Ana winds bring hot, dry desert air into the region. The eastern portion of the City and surrounding areas to the north, east, and southeast include grass- and brush-covered hillsides with significant topographic relief that facilitate the rapid spread of fire, especially if fanned by coastal breezes or Santa Ana winds. Increasing development pressures increase the threat of wildland fire on human populations and property as development is located adjacent to areas of natural vegetation (California Department of Forestry and Fire Protection [CAL FIRE] 2005).

Potential losses from wildfire include: human life, structures and other improvements, natural and cultural resources, the quality and quantity of the water supply, other assets such as crop land, recreational opportunities, and economic losses. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can lead to secondary impacts or losses such as future flooding, landslides, and erosion during the rainy season.

Figure 5.6-1 depicts the areas of the Master Plan Study Area that are within High Fire Hazard Areas. According to CAL FIRE's *Fire Hazard Severity Zones in Local Responsibility Area (LRA)* map, the majority of the Master Plan Study Area is designated LRA Unzoned and is not considered to be in a fire hazard zone. However, the Master Plan Study Area is within the LRA Very High Fire Hazard Severity Zone (VHFHSZ) designation, mostly in the Master Plan Study Area's eastern segment in the Mission Trails Regional Park, and the Navajo, East Elliot, and Tierrasanta Community Plan areas. Portions of the VHFHSZ also occur in the Mission Valley Community Plan (CAL FIRE 2009). Urbanized portions of the Master Plan Study Area are also subject to structural fires. The San Diego Fire-Rescue Department is responsible for the preparation, maintenance, and execution of Fire Preparedness and Management Plans. The City of San Diego Fire-Rescue Department Official Very High Fire Hazard Severity Zone Maps that cover the Master Plan Study Area generally show a VHFHSZ that corresponds to the CAL FIRE VHFHSZ boundaries shown in Figure 5.6-1 (City of San Diego 2009c). The City of San Diego Fire-Rescue Department Official Very High Fire Hazard Severity Zone Maps also show a 300 foot Brush Buffer within the VHFHSZ. In the event of a large wildfire within or threatening City limits, they would be assisted by CAL FIRE, the Federal Fire Department, or other local fire department jurisdictions.

Brush Management Zones

The City has established requirements to protect property and structures from wildfires by proactive brush management practices. In general, these management practices are divided into Zones 1 and 2. Brush Management Zone 1 is a level area around a home or other structures used for planting ornamental species. This area would be watered and free of dead material. Brush Management Zone 2 covers more native vegetated areas. In this zone, selective vegetation would not be irrigated, pruned, or thinned. Specific City regulations associated with fire prevention can be found in the Municipal Code, as detailed in the "Regulatory Setting" section below (City 2009a).

Aviation Hazards

Two airports are located close to the Master Plan Study Area: Gillespie Field and the San Diego International Airport (SDIA). A segment of the easternmost portion (Plateau) of the Master Plan Study Area is located approximately 1 mile northwest of Gillespie Field. As a result, air traffic is very common to the south of this portion of the Master Plan Study Area. Although this segment of the

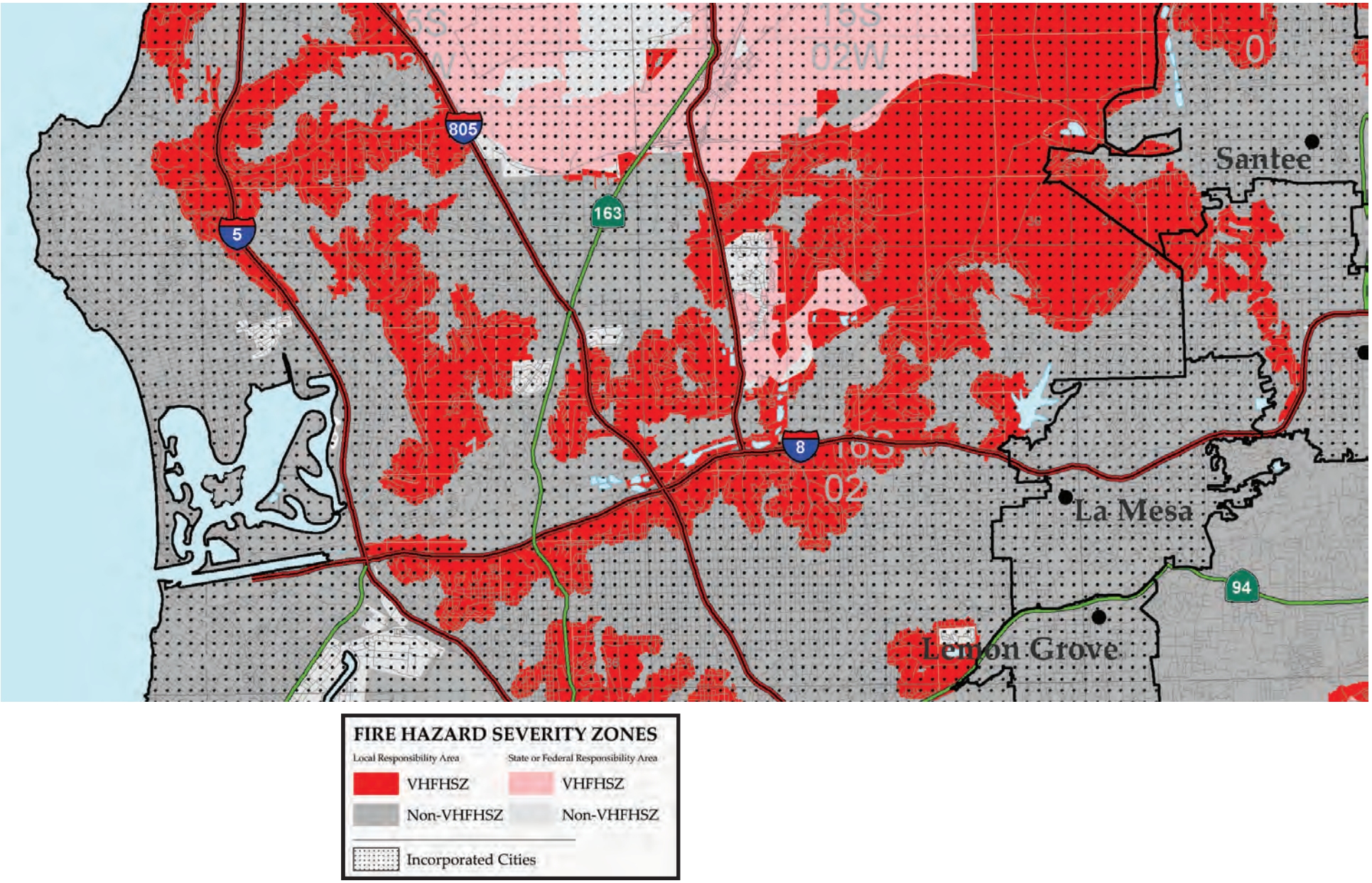

Figure 5.6-1
Fire Hazard Severity Zones
San Diego River Park EIR

Master Plan Study Area is not within the Gillespie Field Airport Influence Area (AIA), it is directly adjacent to the AIA as defined in the Airport Land Use Compatibility Plan (ALUCP) for Gillespie Field (San Diego County Regional Airport Authority [SDCRAA] 2004a).

In addition, a portion of the western segment (Estuary) of the Master Plan Study Area is located approximately 2 miles north of SDIA and falls within the SDIA AIA as defined in the ALUCP for SDIA/Lindbergh Field. The influence area encompasses those areas adjacent to airports that would be impacted by noise levels exceeding the California State Noise Standards or where height restrictions would be needed to prevent obstructions to navigable airspace, as outlined in Federal Aviation Administration regulations (SDCRAA 2004b).

5.6.3 Regulatory Setting

This section provides summary background information regarding applicable hazardous materials regulations at the federal, state, and local levels.

Federal Regulations

Chemical Accident Prevention Provisions

The Chemical Accident Prevention Provisions were adopted to address chemical accident prevention at facilities using extremely hazardous substances. The provisions require all facilities that use or handle certain flammable and toxic materials to prepare a Risk Management Plan (RMP) that describes the materials used over the previous 5 years, a worst-case accident scenario and alternatives, a prevention program, and an emergency response program. New RMPs are required every 5 years.

Comprehensive Environmental Response, Compensation, and Liability Act

CERCLA, commonly known as the Superfund, was enacted by Congress on December 11, 1980. This law provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA established requirements concerning closed and abandoned hazardous waste sites, provided for liability of persons responsible for releases of hazardous waste at these sites, and established a trust fund to provide for cleanup when no responsible party could be identified. CERCLA also enabled revision of the National Contingency Plan (NCP). The NCP provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The NCP also established the NPL (EPA 2009b).

Hazardous Materials Transportation Act

DOT regulates the interstate transport of hazardous materials and wastes through implementation of the Hazardous Materials Transportation Act (HMTA). The provisions of the HMTA contain requirements for hazardous materials shipments and packaging, and guidelines for marking, manifesting, labeling, packaging, placarding, and spill reporting. Specific regulations dealing with hazardous materials are covered under 49 CFR 105.600 (Registration of Persons Who Offer to Transport Hazardous Materials), 49 CFR 173.56 (Hazardous Material Regulations, Shippers –

General Requirements for Shipping and Packaging), and 49 CFR 397 (Transportation of Hazardous Materials; Driving and Parking Rules) (EPA 2009c).

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; U.S. Government Code [USC], title 42, sections 6901–6987) was established to protect human health and the environment, reduce waste, conserve energy and natural resources, and eliminate the generation of hazardous waste. The Hazardous and Solid Waste Act (HSWA) of 1984 significantly expanded the scope of RCRA by adding new corrective action requirements, land disposal restrictions, and technical requirements. In addition, the HSWA affirmed and extended the "cradle to grave" system of regulating hazardous wastes and specifically prohibited the use of certain techniques for the disposal of some hazardous wastes. The corresponding regulations in 40 CFR 260–299 provide the general framework for managing hazardous waste, including requirements for entities that generate, store, transport, treat, and dispose of hazardous waste (EPA 2009d).

Toxic Substances Control Act

The federal Toxic Substances Control Act of 1976 provides EPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. The act addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon, and lead-based paint (EPA 2009e).

State Regulations

Hazardous Waste Control Law

The Hazardous Waste Control Law, Chapter 6.5 of Division 20 of the Health and Safety Code and its implementing regulations in California Code of Regulations (CCR), title 22, division 4.5, consist of statutes and regulations intended to prevent ultimate mismanagement of hazardous waste with the primary focus being preventing disposal at unauthorized locations. Such disposal can directly affect humans and the environment by direct contact with the wastes or it can pollute ground or surface waters. While the HWCL is generally more stringent than the RCRA, until EPA approves the California program, both state and federal laws apply in California. The HWCL lists 791 chemicals and about 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation of hazardous wastes; and identifies some wastes that cannot be disposed of in landfills (DTSC 2008).

Hazardous Material Release Response Plans and Inventory Law

California's right-to-know law requires businesses to develop a Hazardous Material Management Plan or a business plan for hazardous materials emergencies if they handle more than 500 pounds, 55 gallons, or 200 cubic feet of hazardous materials. In addition, the business plan would include an inventory of all hazardous materials stored or handled at the facility above these thresholds. This law is designed to reduce the occurrence and severity of hazardous materials releases. The Hazardous Materials Management Plan or business plan must be submitted to the Certified Unified Program Agency (CUPA), which, in this case, is the County DEH's Hazardous Materials Division

(HMD). The HMD inspects businesses or facilities that handle or store hazardous materials, generate hazardous waste, generate medical waste, and own or operate USTs. The HMD also administers the California Accidental Release Prevention (CalARP) Program and the Aboveground Petroleum Storage Act Program, and provides specialized instruction to small businesses through its Pollution Prevention Specialist. The state has integrated the federal Emergency Planning & Community Right-to-Know Act (EPCRA) reporting requirements into this law; once a facility is in compliance with the local administering agency requirements, submittals to other agencies are not required.

California Labor Code

The California Labor Code is a collection of regulations that include regulation of the workplace to assure appropriate training is given on the use and handling of hazardous materials; as well as the operation of equipment and machines that use, store, transport, or dispose of hazardous materials. Division 5, Part 1, Chapter 2.5 ensures that employees in charge of handling hazardous materials are appropriately trained and are knowledgeable about the materials they handle. Division 5, Part 6 governs the operation and care of hazardous material storage tanks and boilers. Division 5, Part 7 ensures that employees who work with volatile flammable liquids are outfitted in appropriate safety gear and clothing. Division 5, Part 7.5, otherwise referred to as the California Refinery and Chemical Plant Worker Safety Act of 1990, was enacted to prevent or minimize the consequences of catastrophic releases of toxic, flammable, or explosive chemicals.

California Code of Regulations, Title 8—Industrial Relations

Occupational safety standards exist in federal and state laws to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) and the federal OSHA are the agencies responsible for assuring worker safety in the workplace. Cal/OSHA assumes primary responsibility for developing and enforcing standards for safe workplaces and work practices. These standards would be applicable during both construction and operation of a project. Regulations enforced through Cal/OSHA pertaining to asbestos-containing material, liquefied petroleum gas, storage tanks, and boilers are listed in 8 CCR 3.2.

California Code of Regulations Title 23

23 CCR 2620 states that the purpose of the regulation is to "intended to protect waters of the state from discharges of hazardous substances from underground storage tanks. These regulations establish construction requirements for new underground storage tanks; establish separate monitoring requirements for new and existing underground storage tanks; establish uniform requirements for unauthorized release reporting, and for repair, upgrade, and closure of underground storage tanks; and specify variance request procedures."

Other State Requirements

The state regulates air particulates during construction, demolition, and operation through the San Diego Air Pollution Control District rules. These regulations are contained in Safety Code Section 25100 et seq., 22 CCR 4.5 ("Environmental Health Standards for the Management of Hazardous Wastes"), and 26 CCR ("Toxics").

The DTSC and the RWQCBs have jurisdiction over the cleanup of any released hazardous materials. If hazardous materials were encountered in association with redevelopment or development of a piece of property, site characterization, cleanup plans, and removal and disposal of materials would have to be approved by and completed in compliance with DTSC or RWQCB requirements and laws prior to the issuance of any demolition, grading, or building permits.

Local Regulations

San Diego County Operational Area Emergency Plan

The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan (Area Plan) for emergency response to a release or threatened release of a hazardous material within the County.

San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process, and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County.

In the event of a hazardous materials emergency within the City, the first response would be from the San Diego Fire-Rescue Department and the County of San Diego Hazardous Incident Response Team (HIRT), located within the City of San Diego.

City of San Diego Municipal Code

The City's hazardous material regulations are included in Municipal Code, Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosives and Fireworks). The City Local Enforcement Agency (LEA) is responsible for enforcing federal and state laws and regulations for the safe and proper handling of solid waste (City of San Diego, 2011b). Solid waste disposal addressed by the LEA includes household trash and garbage, construction debris, commercial refuse, sludge, ash, discarded appliances and vehicles, manure, landscape clippings, and other discarded wastes. The LEA also investigates complaints of illegal disposal of solid waste and evaluates historic waste disposal sites (including old trash burn dumps). However, enforcement of state and most other hazardous regulation within the City is through the County's CUPA.

The City has established requirements to protect property and structures from wildfires by proactive brush management practices. In general, these management practices are divided into Zone 1 and 2 areas. Brush Management Zone 1 is a level area around a home or other structures used for planting ornamental species. This area would be watered and free of dead material. Brush Management Zone 2 covers more native vegetated areas. In this zone, selective vegetation would not be irrigated, pruned, or thinned. Specific city regulations associated with fire prevention are provided in Section 55.0101 (Adoption of the California Fire Code); Section 55.0901 (Fire Department Access and Water Supply; and Section 55.1001 (Fire Protection Systems and

Equipment). Municipal Code Sections 142.0402, 142.0403, and 142.0412 regulate brush management and create two Brush Management Zones with different requirements. The Code was amended in October 2005 to make these zones total 100 feet of defensible space from a habitable structure (City 2009a).

5.6.4 Impacts

This section describes the impact analysis relating to human health, public safety, and hazardous materials for the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for significant impacts accompany each impact discussion.

Issue 1: Would the proposed land use changes and circulation element revisions in the Master Plan expose people or property to health hazards, including fire?

Impact Thresholds

According to the City's 2011 Significance Determination Thresholds, an EIR should evaluate the significance of impacts related to human health, public safety, and hazardous materials by determining if the Master Plan would:

- Be located within two miles of a public airport or public use airport, resulting in a safety hazard for people residing or working in the Master Plan Study Area;
- Be located within the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the era;
- Impair implementation of an emergency response plan; or
- Expose people or structures to significant risk involving wildland fires.

Impact Analysis

Master Plan

Health Hazards

The RCA/RIA is within a VHFHSZ. Both Gillespie Field and SDIA are within 2 miles of RCA/RIA.

River Corridor Area

Portions of the RCA are within a VHFHSZ. Development permitted within the RCA would be limited to non-habitable structures, including the river pathway, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms as specified in the Reach Recommendations and Design Guidelines. Implementation of the Reach Recommendations and Design Guidelines would be subject to the Brush Management Regulations (Municipal Code Section 142.0412), which requires that all structures must have at least a 100-foot buffer between a proposed structure and native or naturalized vegetation. However, although there are no specific development proposals within the RCA associated with the Master Plan, it is possible that people or structures proposed in accordance

with Reach Recommendations and Design Guidelines would be exposed to significant risk involving wildland fires within the RCA.

The Master Plan and associated Reach Recommendations and Design Guidelines cover a 17.5-mile stretch of the River, and it is unknown exactly how many emergency response plans would exist within the RCA/RIA. However, because future physical actions within the RCA would be limited to pathways, bridges, and overlooks, these types of facilities would not impede travel of vehicles on roads or movement of people. Therefore, it is not expected that Master Plan implementation would hinder the implementation of an emergency response plan; therefore, impacts would be less than significant.

Although the RCA is within 2 miles of Gillespie Field and SDIA, development activities within the RCA are limited to pathways, lighting, landscaping, bridges, and overlook platforms, none of which are habitable structures that would be subject to any potential hazards related to airport operations. As such, impacts are not expected to occur.

Implementation of the Reach Recommendations and Design Guidelines would not result in significant impacts from wildland fires nor impair the implementation of an emergency response plan because no specific projects are proposed by the Master Plan. However, construction of the facilities covered by the Master Plan and Design Guidelines would involve ground disturbance and grading, and would occur within areas identified as susceptible to wildland fire risk. As such, future development would be required to comply with state and City regulations for Brush Management by siting structures in a manner that minimizes potential wildland fire damage. As a result, the Mitigation Framework for Impact HAZ-1 would need to be implemented before obtaining construction permits within the RCA for Reach Recommendations or Design Guidelines. The Brush Management Regulations require that all structures must have at least a 100-foot buffer between a proposed structure and native or naturalized vegetation. A description of the existing City regulations as well as policies from the Design Guidelines (Section 4.3.4.9), Community Plan Amendments, and Municipal Code Amendment Development Regulations that relate to minimizing fire hazards is provided in the Mitigation Framework for Impact HAZ-1.

River Influence Area

Development within the RIA is not a component of the Master Plan; rather, the Design Guidelines and Reach Recommendation for the RIA would include design guidance and recommendations for future development. Development completed in accordance with the Design Guidelines and Reach Recommendations within the RIA would not increase exposure of people or structures to fire hazards.

Similar to the discussion for the RCA above, no impacts related to implementation of an emergency response plan or safety hazards related to airport operations nearby would occur within the RIA. The Design Guidelines for the RIA would affect the design of structures and layout of parking areas but would not create structures or result in any development operations that would result in conflicts with any emergency response plans.

Master Plan Policies

The following Design Guidelines, when implemented, would reduce potential hazards associated with fires. Implementation of these policies would reduce impacts to a degree, but cannot guarantee

that all future project-level impacts will be avoided or mitigated to a less–than-significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program-level impact related to fire hazards is considered significant and unavoidable.

Master Plan Section 4.3.4.3, Signs, includes a policy to post seasonal fire warnings on information kiosks within the RCA.

Master Plan Section 4.3.4.9, Brush Management, is regulated by Chapter 14, Article 2, Division 4 of the LDC (Brush Management). This regulation states that brush management is required in all base zones on public and private land that are within 100 feet of a structure and contain native or naturalized vegetation except for wetlands. Brush management in wetlands may be requested with a development permit in accordance with Chapter 14, Article 3, Division 1 of the LDC where the Fire Chief deems brush management necessary in accordance with Chapter 14, Article 2, Division 4 of the LDC. Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management would not qualify for an exemption under ESL Regulations Section 143.0110(c)(7). Wetland buffers are typically treated as Brush Management Zone 2 and would require specialized permit conditions to maintain the functions and values of the wetland buffer and provide brush management. Specialized permit conditions would be written at the time of a project proposal.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance /Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO and the Navajo CPIOZ would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. In addition, Municipal Code Section 132.1201, Mission Trails Design District, would be amended to revise the current language that conflicts with the goals of the Master Plan, add new implementation language, and require a discretionary permit for all future private and public projects with the RCA/RIA. These actions are not expected to interfere with any emergency response plans or nearby airport operations, or result in policy conflicts; however, it is possible that wildland fire events within the VHFHSV would be capable of damaging structures such as future pedestrian pathways and trails. These facilities would be built in areas susceptible to wildland fire activity; therefore, impacts would be potentially significant.

Community Plan Amendments

The Master Plan proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as the policy document for the River area. Currently the community plans do not list any specific guidelines or policies regarding safety hazards. The amendments, as proposed by the Master Plan, would not include specific guidelines or policies regarding safety hazards; therefore, no policy conflicts would occur with implementation of the Master Plan. However, because portions of the RCA/RIA within the community plans are within the VHFHSZ, physical impacts would be potentially significant, and implementation of the Community Plan Amendments would result in exposure of people or structures to safety hazards.

Significance of Impact

HAZ-1: Structures constructed within the RCA/RIA in association with Reach Recommendations, Design Guidelines, and Municipal Code and Community Plan Amendments would expose people or structures to risk involving wildland fires. This would be a potentially significant impact.

Mitigation Framework

HAZ-1: To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan—including future projects implemented in the RCA/RIA in association with Reach Recommendations, Design Guidelines, and amendments to the Municipal Code and Community Plans—shall be required to adhere to the City's Municipal Code, Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosives and Fireworks). The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County.

Specific City regulations associated with fire prevention are provided in Section 55.0101 (Adoption of the California Fire Code), Section 55.0901 (Fire Department Access and Water Supply), and Section 55.1001 (Fire Protection Systems and Equipment). Municipal Code Sections 142.0402, 142.0403, and 142.0412 regulate brush management and create two Brush Management Zones with different requirements. The Code was amended in October 2005 to make these zones total 100 feet of defensible space from a habitable structure (City 2009a).

The regulations for new development will reduce potential impacts regarding hazards; however, because the Master Plan does not include specific development projects, it is infeasible at the program-EIR level to provide project-specific mitigation.

Preferred mitigation for addressing fire hazards is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to:

- Thinning brush to reduce fuel load for fires. All projects shall be required to implement Brush Management in accordance with the ESL described below.

Preferred mitigation for addressing hazardous materials sites is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize impacts from risk of contamination or release of hazards into the environment through compliance with a remediation plan approved by the County DEH shall be taken, including but not limited to:

- Conducting a phase 1 site investigation to determine if hazardous materials are present within the project site.
- If it is determined that hazardous materials are present and the area cannot be avoided a study shall be completed and appropriate site remediation determined. Removal of hazardous materials such as removal of contaminated soils shall be completed prior to construction.
- If the appropriate conditions exist a Community Health and Safety Plan or a Hazardous Materials Maintenance Plan shall be developed to identify appropriate measures for construction workers to take to avoid hazards from contaminated soils or the presence of hazardous materials within a construction site. The plans shall also address property handling of hazardous materials during long-term operations.
- The potential exists that a project applicant shall be required to participate in the County Voluntary Assistance Program (VAP). Participation in the County VAP would address a methodology for site remediation that would be acceptable in accordance with County and state regulations.

Municipal Code

The Municipal Code provides fire safety regulations in Section (Municipal Code Section 142.0412 (Brush Management Regulations). Individual projects implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with safety hazards, including wildland fires, through implementation of all regulations concerning Brush Management Regulations under Section 142.0412 of the Municipal Code. These regulations include the following:

- Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.
- Brush management activity is permitted within ESLs (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands shall be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under ESL Regulations, Section 143.0110(c)(7).
- Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called “Zone One” and “Zone Two.”

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this

program level of analysis, the program-level impact related to health hazards, including fire, remains significant and unavoidable, even with adherence to the Mitigation Framework.

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

Impact Thresholds

According to the City's 2011 Significance Determination Thresholds, an EIR should evaluate the significance of impacts related to human health, public safety, and hazardous materials by determining if the Master Plan would:

- Create a significant hazard through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard involving the release of hazardous materials into the environment; or
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Impact Analysis

Master Plan

Hazardous Materials

The RCA/RIA contains sites that are included on a list of hazardous materials sites and may contain LUSTs and/or active Evaluation and Military Evaluation sites. Portions of the RCA/RIA are within 0.25 mile of existing schools.

River Corridor Area

Existing development within the RCA would include businesses that routinely use, transport, or dispose of hazardous materials but would not be affected by the Master Plan. Implementation of the Reach Recommendation projects and specific actions from the Design Guidelines within the RCA would be limited to the construction of structures such as the River Pathway, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms. The proposed recreational facilities would not include industrial, commercial, or residential uses that would typically be the sources of hazardous materials and/or waste. As such, none of the Reach Recommendations and Design Guidelines would result in a significant hazard through the use, transport, or disposal of hazardous materials and impacts would be less than significant.

Construction of structures such as the River Pathway, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms within the RCA in association with Reach Recommendations and Design Guidelines would result in the release of hazardous materials into the environment. As discussed in Section 5.6.2, "Existing Conditions," eight *active* Evaluation and Military Evaluation sites were discovered within or in proximity to the RCA, and one new and two idle oil and gas wells have

been identified in proximity to the RCA. A fuel tank farm is located to the north of Qualcomm Stadium. Although the Master Plan does not include proposals to develop any habitable structures, future projects within the RCA would involve ground disturbance and grading activities and would potentially encounter and disrupt hazardous substances below ground. However, all future development allowed under the Master Plan would be required to comply with applicable federal, state, and local regulations related to the accidental release of hazardous materials. Compliance with such regulations would minimize the potential for a release and provide planning mechanisms for prompt and effective cleanup in the event of an accidental release. These regulations include, but are not limited to: Chemical Accident Prevention Provision, RCRA, the California Health and Safety Code, CCR Title 23, the Aboveground Petroleum Storage Act, and the CalARP program. Required compliance with existing regulations would reduce project impacts related to an accidental hazardous materials release to below a level of significance. In addition, the City LEA is responsible for enforcing federal and state laws and regulations for the safe and proper handling of solid waste including burn ash, landfills, and tire waste sites. The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County.

It is likely that schools occur within 0.25 mile of areas where Master Plan Recommendations would be implemented. However, all future development allowed under the Master Plan would be required to comply with applicable federal, state, and local regulations related to the accidental release of hazardous materials. Compliance with such regulations would minimize the potential for a release and provide planning mechanisms for prompt and effective cleanup in the event of an accidental release. Therefore, impacts related to hazards or hazardous materials near schools would be less than significant.

River Influence Area

The Master Plan does not plan for physical development within the RIA. Future development that would occur within the RIA would be subject to the existing land use designations per the existing General Plan, Municipal Code, and Design Guidelines as a component of the Master Plan. No features of the RIA Design Guidelines incorporated into future development would involve use or transport of hazardous materials. Therefore, implementation of the Reach Recommendations and Design Guidelines within the RIA would not result in significant impacts related to use or transport of hazardous materials. In addition, all future development would be subject to further CEQA review and would be required to comply with existing regulations, including Chemical Accident Prevention Provision, RCRA, the California Health and Safety Code, CCR Title 23, the Aboveground Petroleum Storage Act, and the CalARP program.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO, Navajo CPIOZ, and MTDDODM would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. These actions are not expected to create a significant hazard through the routine transport, use, or disposal of hazardous materials; involve the release of hazardous materials into the environment; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. Construction of pedestrian pathways and trails that would be implemented within the RCA in association with Mission Valley PDO, Navajo CPIOZ, and the MTDDODM would not result in significant impacts related to hazardous materials exposure or release.

Community Plan Amendments

The Master Plan proposes to amend the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans to adopt the Master Plan as the policy document for the River area. Currently the community plans do not list any specific guidelines or policies regarding safety hazards. The amendments, as proposed by the Master Plan, would not include specific guidelines or policies regarding hazardous materials and no policy conflicts would occur with implementation of the Master Plan. Potential physical impacts associated with the routine transport, use, or disposal of hazardous materials and hazardous releases into the environment would be avoided by compliance with existing federal, state, and local regulation; impacts would be less than significant.

Significance of Impact

Impacts would be less than significant.

Mitigation Framework

No mitigation is required. Descriptions of the existing Municipal Code Regulations that relate to minimizing potential impacts from hazardous materials are provided below.

Municipal Code

The Municipal Code provides safety hazard regulations associated with release of hazardous materials, including in Municipal Code, Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosive Materials). The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives,

and actions for each jurisdiction in the County. Individual projects implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with safety hazards, including hazardous materials sites through implementation of all regulations concerning hazardous materials sites under Sections 4 and 5 of the Municipal Code.

Issue 3: Would the 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 65962.5 and, as a result, create a significant hazard to the public or environment?

Impact Thresholds

According to the City's 2011 Significance Determination Thresholds, an EIR should evaluate the significance of impacts related to human health, public safety, and hazardous materials by determining if the Master Plan would:

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

Impact Analysis

Master Plan

Hazardous Materials Sites

The RCA/RIA contains sites that are included on a list of hazardous materials sites and may contain LUSTs and/or active Evaluation and Military Evaluation sites.

River Corridor Area

A records search was conducted to identify any known hazardous materials sites within the RCA and surrounding vicinity. As stated above for Issue 2 and in Section 5.6.2, "Existing Conditions," eight *active* Evaluation and Military Evaluation sites were discovered within or close to the RCA, and one new and two idle oil and gas wells have been identified in proximity to the RCA. Although the Master Plan does not include proposals to construct any structures, future projects within the RCA would involve ground disturbance and grading activities and would potentially encounter and disrupt hazardous substances below ground. However, all future development allowable under the Master Plan including Reach Recommendations and Design Guidelines would be required to comply with applicable federal, state, and local regulations related to the accidental release of hazardous materials. Compliance with such regulations would minimize the potential for a release and provide planning mechanisms for prompt and effective cleanup in the event of an accidental release. These regulations include, but are not limited to: Chemical Accident Prevention Provision, RCRA, the California Health and Safety Code, CCR Title 23, the Aboveground Petroleum Storage Act, and the CalARP program. Required compliance with existing regulations would reduce Master Plan impacts related to an accidental hazardous materials release to below a level of significance.

A description of the policies from the Municipal Code Amendment Development Regulations that relate to minimizing hazards from hazardous materials sites is provided in "Mitigation Framework" under Impact HAZ-2.

River Influence Area

The Master Plan does not plan for physical development within the RIA. No features of the RIA Design Guidelines incorporated into future development would involve development of structures or other facilities, only guidelines for development of the structures or facilities. Therefore, implementation of the Design Guidelines within the RIA would not result in significant impacts related to hazards from existing hazardous materials sites. In addition, all future development would require review in accordance with the CEQA Significance Thresholds to determine if any health and safety issues exist that would require compliance with existing regulations, including Chemical Accident Prevention Provision, RCRA, the California Health and Safety Code, CCR Title 23, the Aboveground Petroleum Storage Act, and the CalARP program. Required compliance with existing regulations would reduce Master Plan impacts related to being located on a hazardous materials site below a level of significance. City Municipal Code requirements include Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosive Materials). The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County. In addition, the City LEA is responsible for enforcing federal and state laws and regulations for the safe and proper handling of solid waste including burn ash, landfills, and tire waste sites.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO, the Navajo CPIOZ, and MTDDODM would permit future actions such as pathways, lighting, landscaping, bridges, overlook platforms, and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. These actions would involve grading and other ground disturbance activities that, should the construction activities occur on a site included on a list of hazardous materials sites, would result in significant impacts.

Community Plan Amendments

Currently the Mission Valley, Tierrasanta, East Elliott, and Navajo community plans do not list any specific guidelines or policies regarding hazardous materials sites. The amendment, as proposed by the Master Plan, would not include specific guidelines or policies regarding hazardous materials sites and, therefore, would not conflict with implementation of the Community Plan Amendment. Therefore, impacts would be less than significant.

Significance of Impact

HAZ-2: Structures built within the RCA/RIA in association with the Reach Recommendation project, Design Guidelines, and Municipal Code Amendments and associated Development Regulations would result in ground disturbance and grading activities on a site that is included on a list of hazardous materials sites. Construction of such facilities and the associated potential for conducting grading and ground disturbance activities on a hazardous materials site would be a potentially significant impact.

Mitigation Framework

HAZ-2: Prior to any discretionary review and approval of a future action implemented in accordance with Reach Recommendations and Design Guidelines, the following actions shall be implemented:

1. A Phase I Environmental Site Assessment in conformance with federal, state, and local regulations shall be completed. The report shall include an existing conditions survey, detailed project description, and specific measures proposed to preclude upset conditions (accidents) from occurring. If hazardous materials are identified, a risk assessment and remediation efforts shall be conducted in conformance with federal, state, and local regulations.
2. To mitigate for soil or water contamination sources in areas suspected of containing hazardous materials storage systems, a site-specific soil/groundwater assessment shall be performed by a certified geologist/hydrologist prior to soil disturbance in conformance with federal, state, and local regulations if necessary. Such an assessment shall include collecting and analyzing soil and/or groundwater samples. Soil and/or groundwater contamination shall be remediated, if necessary, according to federal, state, and local regulations prior to development of the site.
3. A site-specific informational review and geophysical survey shall be conducted, if necessary, to identify locations of USTs. A contingency plan for removal and remediation shall be prepared that addresses contactor procedures in the event that an unknown UST is encountered during site redevelopment. Permits to operate or close tanks must be obtained by the tank owner or operator in conformance with federal, state, and local regulations.
4. A Phase II investigation shall be conducted if necessary to test soils to determine if regulatory action and/or hazardous waste limits are exceeded. This investigation shall include an assessment of human health risks associated with any detected concentrations of the contaminants of concern within areas proposed for development. If levels exceed typical regulatory action and/or waste limits or present a public health concern, the site shall be remediated per government regulations prior to site development.

Municipal Code

The Municipal Code contains specific policies or measures addressing hazardous materials sites, including Section 42.0801 (Hazardous Waste Establishments) and Division 9 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property).

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to being located on a site which is included on a list of hazardous materials sites remains significant and unavoidable, even with adherence to the Mitigation Framework.

Section 5.7 Hydrology and Water Quality

5.7.1 Introduction

This section addresses the potential impacts on hydrology and water quality that would result from the Master Plan Reach Recommendations and Design Guidelines, and determines a mitigation framework that would reduce these impacts. This impact evaluation is based on professional standards and the key components of the Master Plan. The effects of the key components are identified and evaluated based on the physical characteristics of the Master Plan Study Area and the magnitude, intensity, and duration of activities during construction and implementation of the Master Plan over time. It is assumed that the key elements of the Master Plan would conform to proper building standards, permit requirements, and erosion control requirements to protect hydrology and water quality. This section is based on the Program Hydrology and Water Quality Study prepared by ICF in April 2011 (Appendix E of this PEIR). The Master Plan Hydrology and Water Quality Inventory is included as Appendix E-1.

5.7.2 Existing Conditions

Environmental Setting

Water enters the River from residential and commercial runoff, irrigation runoff, treated effluent of the sewage treatment facility in Santee, and during flooding events from reservoir overflow. The City imports approximately 90% of its water supply, and this imported water is suspected to be a significant water source to the River and is the major cause of year-round flow in the River.

The River can be characterized as a linked series of six reaches distinguished by hydrologic characteristics, which are based upon distinct topographic conditions: the Estuary (extending from the Pacific Ocean to I-5), Lower Valley (I-5 to I-15 and including Qualcomm Stadium), the Confluence (between I-15 and Friars Road Bridge), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (East of Mission Trails Park to the City of Santee).

Changes in hydrology of the River over time have negatively impacted water quality. The increase in impermeable surfaces and the increases in imported water use by the City's population have increased bank erosion. The El Capitan and San Vicente dams further exacerbate this condition because they have captured sediments that were historically carried downstream to the delta and the Pacific Ocean. In addition, urban runoff transports a variety of pollutants to the River, including oils/grease, gasoline, bacteria, trash, nutrients, sediment, and pesticides. The detrimental effects of urban runoff on the River have been observed and documented in a number of studies. The lower River (Lower Valley Reach) has been designated as water quality limited for phosphorus, dissolved oxygen, fecal coliform, and total dissolved solids. In addition, evaluation of the water quality based on surveys of a stream's biological organisms (biological assessments) from 1997–2001 indicate the lower River (Lower Valley Reach) exhibited degraded biological and physical integrity.

Historical Hydrologic Conditions

The River flows from its headwaters in the Cleveland National Forest 52 miles to its delta at the Pacific Ocean. Historically, the water in the River was completely supplied by precipitation in the watershed. Flow in the River varied from year-round in wet years to intermittent in dry years when flow would disappear during the summer months. Unrestricted flows of the River transported sediment from its source downstream to the Pacific Ocean, helping to replenish the City's beaches. Although major floods were rare, flooding of the River could change course and terminate at either San Diego Bay or present day Mission Bay. Flows during these extreme wet weather events could exceed 100,000 cubic feet per second (cfs).

The River has been altered from this original state to include four dams: Old Mission Dam (completed in1816), Lake Cuyamaca Dam (completed in 1880s), and El Capitan and San Vicente Dams, which were completed in the mid-1900s to facilitate the City's water supply. Historic water diversions included pumping water from the River at Presidio Park to a reservoir in what is now Mission Hills, and diverting water via flume from Lake Cuyamaca to San Diego. Water was imported from the Colorado River and Sacramento/San Joaquin River Delta to supply the demands of a growing population. These facilities provided for an increase in water supply, but major flooding still occurred. To control the flood the USACE channelized several sections of the River, primarily in the City, by removing meanders and paving/armoring the River banks so water could move downstream faster. However, flooding still occurred because of the channelized River and increases in impermeable surfaces, nonpoint-source runoff, and imported water.

Hydrology

The River is located in the Lower San Diego Hydrologic Unit (907.10) and receives water from both local precipitation and runoff of imported water. The additional imported water allows the River to flow year-around, where previously, when precipitation from the watershed was the River's only source, it was intermittent in dry years.

Traditional River hydrology, including stream flow velocity, sediment transport, and aquatic habitat diversity has been interrupted by the addition of dams and channelization of sections of the River. Sediment transport is directly related to stream flow velocity; the greater the stream flow velocity the greater the size of the sediment and amount of sediment transported downstream. These larger flows, or pulse flows, occur during large storm events. They allow the larger sediment to flow downstream, and they clear the system of fine sediment that can smother gravel and prevent fish and numerous invertebrates from feeding or reproducing. Due to the changes in the system, the addition of dams, and channelization, there are fewer pulse flows. Also, sediment is trapped behind the dams and does not flow downstream. Because of these changes, the beach areas at the mouth of the River are not being replenished, and nutrients carried by the sediment are not able to make their way downstream. Additionally, the lack of variety of sediment sizes transported downstream limits the ability for riffle and pool habitats to form. Riffle habitats are areas of shallow, turbulent water passing through or over stones or gravel of a fairly uniform size. Small invertebrates and fish eggs can obtain the oxygen they need in riffle habitats on the riverbed while being protected from predators. Relatively slower flows, a substrate mixture of stones and fine-grain sediments, and an accumulation of decaying terrestrial debris characterize pool habitats.

Dense vegetation in a river's channel can fragment or degrade river habitats, slow river flows, and cause increased sediment deposition or flooding in those areas. Types of vegetation that could

negatively affect a river's ecosystem or water quality include plants floating on the water's surface or terrestrial plants that are growing in shallow areas of the river channel. Floating plants, such as water primrose, can disrupt the aquatic food web by causing excessive shading. Large quantities of shading can prevent growth of flora (e.g. algae or macrophytes) and remove a food source from many invertebrates.

Channelizing rivers or restricting river meanders can also detrimentally affect aquatic and riparian habitats. Negative effects of channelizing rivers include removal of riparian vegetation and therefore habitat, loss of in-stream cover, altered riffle pool sequences, decreased stream sinuosity, altered substrate composition, increased bank erosion, increased suspended sediment, and increased stream velocity. Restoration of river meanders can improve water quality by allowing more time for natural cleansing processes. River meanders can also decrease flooding and improve (and increase) aquatic and terrestrial habitats by increasing the stream corridor width. When necessary, artificial structures or other aeration devices would be considered for improving water quality in areas where dissolved oxygen may be lower from urbanized runoff.

Water Quality

Water quality is directly linked to land uses within the watershed, especially adjacent to the stream channel within the River. Land use practices in the River watershed and Mission Valley in particular have had profound and adverse impacts on the health of the River. Urban development has converted natural vegetated groundcover to impervious surface materials such as roads, roofs, and parking lots. The natural vegetated surfaces slowed the rate of run-off and increased absorption into the ground, creating an effective filtration and purification process. When this natural system is eliminated by paving the ground surface, pollutants are more likely to flow directly into surface water systems. As development increases, the sources of pollution increase as well, bringing proportionately higher levels of vehicle emissions, car maintenance wastes, municipal sewage, pesticides, hazardous wastes, pet wastes and trash that can be washed directly into the River.

The River has been degraded by pollution from a variety of surface sources and is threatened by at least two subsurface sources, including the landfill between the River and Mission Bay and a benzene plume northeast of Qualcomm Stadium. The landfill is currently being studied and the site assessment is available at the City's Environmental Services Department. The site assessment includes the physical characteristics of the landfill as well as the types of waste deposited, the risks associated with the materials deposited, and recommendations associated with these risks.

Groundwater

The River is within the San Diego County Water Authority's (SDCWA) service area and is associated with two groundwater basins: the San Diego River Valley Groundwater Basin (River Valley Basin) and the Mission Valley Groundwater Basin (Mission Valley Basin). The Mission Valley Basin is a shallow alluvial aquifer underlying an east–west trending valley that extends from the eastern terminus of Mission Gorge out to San Diego Bay in Coastal San Diego. This basin is bounded by the contacts of alluvium with the semi-permeable San Diego and Poway Formations and impermeable Linda Vista Formation. The southwestern boundary is the San Diego Bay. The River Valley Basin consists of alluvium deposited by the River and its tributaries. This basin is surrounded by contacts with semi-permeable rocks of the Eocene Poway Group, impermeable Cretaceous crystalline rock, and impermeable Jurassic to Cretaceous Santiago Peak volcanic rocks.

In the Mission Valley Basin the principle water bearing deposit is the Quaternary age alluvium consisting of medium to coarse-grained sand and gravel. This alluvium has an average thickness of about 80 feet and a maximum thickness of about 100 feet. The Mission Valley Basin is among some of the more productive of the aquifers lying within the jurisdictional boundaries of the SDCWA. The average well production is about 1,000 gallons per minute (gpm) and the average specific yield is about 15%. The San Diego Formation is found within this basin and is generally 100-1,000 feet thick within this basin. The primary source of recharge for this basin is infiltration of stream flow from the River.

The California Department of Water Resources estimated storage capacity of the Mission Valley Basin to be on the order of 42,000 acre-feet in 1975. SDCWA estimated a total storage capacity of about 40,000 acre-feet in 1997, indicating a gradual decline in capacity over time. SDCWA estimated that water was pumped from the basin at the rate of about 500 acre-feet per year in 1997. Impairments to the Mission Valley Basin include magnesium and sulfate from domestic use. Chloride and total dissolved solids concentrations are high for domestic and irrigation use. Seawater intrusion is suspected (California Department of Water Resources 2004.)

The eastern portion of the Master Plan Study Area is located in the River Valley Basin (Basin number 9-15), which has a surface area of 15.4 square miles or 9, 890 acres, and is composed of alluvium deposited by the River and its tributaries. The basin is surrounded by contacts with semi-permeable rocks of the Eocene Poway Group, impermeable Cretaceous crystalline rock, and impermeable Jurassic to Cretaceous Santiago Peak volcanic rocks. As in the Mission Valley Basin, Quaternary alluvial deposits form the principle water-bearing unit in the River Valley Basin (California Department of Water Resources 2004).

The most productive portions of the Quaternary Alluvium are the well-sorted sands located in the buried river channels and the layer of coarse gravel near the base of the aquifer. These more productive parts yield up to 2,000 gpm. The thickness is typically about 70 feet, but exceeds 200 feet near Lakeside. Primary recharge occurs from stream runoff from the River and San Vicente Creek. Other sources of recharge include dam releases (El Capitan and Vicente Dams) and underflow past the dams, stream-flow from Forester Creek and other small creeks, precipitation falling on the valley floor, and discharges from municipal wastewater-treatment plants. Restrictive structures include a bedrock constriction that raises groundwater levels where the River discharges at Mission Gorge (California Department of Water Resources 2004).

5.7.3 Regulatory Setting

Federal Regulations

Clean Water Act

There are several sections of the CWA that pertain to regulating impacts on waters of the United States. Section 101 specifies the objectives of this act, which are implemented largely through Title III (Standards and Enforcement) and Section 301 (Prohibitions). The discharge of dredge or fill material into waters of the United States is subject to permitting specified under Title IV (Permits and Licenses) of this act and, specifically, under Section 404 (Discharges of Dredge or Fill Material) of the CWA. Section 401 (Certification) specifies additional requirements for permit review, particularly at the state level.

Section 404 of the CWA regulates the placement of fill materials into the waters of the United States and is administered by the USACE. Section 401 of the CWA requires applicants for a federal permit to conduct any activity that may result in a discharge of a pollutant to obtain water quality certification (or a waiver). Water quality certification requires an evaluation of water quality considerations associated with dredging or the placement of fill material into waters of the United States. Water quality certifications are issued by one of the nine geographically separated RWQCBs in California. Under the CWA, the RWQCB must issue or waive Section 401 water quality certification for the Master Plan to be permitted under Section 404. The Master Plan would be under the jurisdiction of the San Diego RWQCB.

The 1972 amendments to the federal Water Pollution Control Act established the National Pollutant Discharge Elimination System (NPDES) permit program to control discharges of pollutants from point-source discharges, or discharges that one can point to as a known source of pollutants.

The 1987 amendments to the CWA created a new section of the act devoted to stormwater permitting (Section 402[p]). The EPA has granted the State of California primacy in administering and enforcing the provisions of the CWA and NPDES within state boundaries.

The State of California adopts water quality standards to protect beneficial uses of state waters as required by Section 303(d) of the CWA and the Porter-Cologne act. Section 303(d) of the CWA established the total maximum daily load (TMDL) process to guide the application of state water quality standards (see the discussion of state water quality standards below). To identify candidate water bodies for TMDL analysis, a list of water-quality limited segments was generated by the SWRCB. These stream or river segments are impaired by the presence of pollutants such as sediment and are more sensitive to disturbance due to this impairment. According to the most recent Section 303(d) list for the San Diego region, the River (lower reach) is impaired for fecal coliform, low dissolved oxygen, phosphorus, and total dissolved solids (San Diego RWQCB 2007).

Federal Flood Insurance Program

Congress, alarmed by the increasing costs of disaster relief, passed the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts is to reduce the need for large, publicly funded flood control structures and disaster relief by restricting development on the floodplain.

FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations (i.e., limit development in floodplains). FEMA issues Flood Insurance Rate Maps (FIRMs) for communities participating in the NFIP. These maps delineate flood hazard zones in the community.

Executive Order 11988

Executive Order 11988 (Floodplain Management) addresses floodplain issues related to public safety, conservation, and economics. It requires federal agencies that intend to construct, permit, or fund projects within floodplains to:

- Avoid incompatible floodplain development.
- Be consistent with the standards and criteria of the NFIP.
- Restore and preserve natural and beneficial floodplain values.

Executive Order 11990

Executive Order 11990 (Protection of Wetlands) requires each federal agency, if financing, undertaking, or assisting in construction or improvements, to provide leadership and to take action to minimize the destruction, loss, or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands in carrying out the agency's responsibilities for acquiring, managing, and disposing of federal lands and facilities. Federal agencies must do so when conducting federal activities and programs affecting land use, including but not limited to water and related land resources planning, regulation, and licensing activities.

State Regulations

The Porter-Cologne Water Quality Control Act

Porter-Cologne established the SWRCB and divided the state into nine regional basins, each with its own water quality control board. The SWRCB is the primary state agency responsible for protecting the quality of the state's surface water and groundwater supplies.

Porter-Cologne authorizes SWRCB to draft state policies regarding water quality. It also authorizes SWRCB to issue waste discharge requirements for discharges to state waters. Porter-Cologne requires the SWRCB, or one of the nine RWQCBs under the SWRCB, to adopt water quality control plans (basin plans) for the protection of water quality. A basin plan must:

- Identify the beneficial uses of the water to be protected.
- Establish water quality objectives for the reasonable protection of the beneficial uses.
- Establish a program of implementation for achieving the water quality objectives.

These plans also provide the technical basis for determining waste discharge requirements, taking enforcement actions, and evaluating clean water grant proposals. Basin plans are updated and reviewed every 3 years.

NPDES permits issued to control pollution must implement requirements of the applicable regional basin plans. Additional information is provided below under "Local Regulations."

California Department of Fish and Game – Streambed Alteration Agreement

CDFG is responsible for conserving, protecting, and managing California's wildlife and native plant resources (CDFG 2009). Under Fish and Game Code (Section 1602) CDFG is to be notified of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any entity (including person, business, state or local agency, or public utility) that proposes any activity that will do the following:

- Substantially divert or obstruct the natural flow of any river, stream, or lake.
- Substantially change or use any material from the bed, channel, or bank of any river, stream, or lake.
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

This applies to any work undertaken in or near a river, stream, or lake, and may also apply to work undertaken within the floodplain of a body of water (CDFG 2009).

If CDFG determines the activity may substantially adversely affect fish and wildlife resources a Lake or Streambed Alteration Agreement will be prepared. This includes reasonable conditions necessary to protect those resources. The agreement must comply with CEQA. The entity may proceed with the activity in accordance with the final agreement.

Local Regulations

San Diego Regional Water Quality Control Board – Region 9

Although the San Diego RWQCB is a regulator under the State of California, the following regulations apply specifically to the City. In addition, regulations under the City are also included in this section.

Surface Water Beneficial Uses

San Diego River (Hydrologic Unit Basin Number 7.12)

Potential Uses: Municipal and Domestic Supply

Existing Uses: Industrial Service Supply; Contact Water Recreation; Non-contact Water Recreation; Warm Freshwater Habitat; Wildlife Habitat, and Rare, Threatened, or Endangered Species.

San Diego River (Hydrologic Unit Basin Number 7.11)

Exempt Uses: Municipal[1]

Existing Uses: Agricultural Supply; Industrial Service Supply; Contact Water Recreation; Non-contact Water Recreation; Preservation of Biological Habitats of Special Significance (San Diego River Ecological Reserve); Warm Freshwater Habitat; Wildlife Habitat; and Rare, Threatened, or Endangered Species.

Mouth of the San Diego River (Hydrologic Unit Basin Number 7.11)

Exempt Uses: Municipal[2]

Existing Uses: Contact Water Recreation; Non-contact Water Recreation; Commercial and Sports Fishing; Estuarine Habitat; Wildlife Habitat; Rare, Threatened, or Endangered Species, Marine Habitat, Migration of Aquatic Organisms; Spawning, Reproduction, and/or Early Development; Shellfish Harvesting.

[1] Water Body has been exempted by the RWQCB from the municipal use designation under the terms and conditions of State Board Resolution No. 88-63, *Sources of Drinking Water* Policy. (San Diego RWQCB 1994 with amendments prior to April 26, 2007)

[2] Water Body has been exempted by the RWQCB from the municipal use designation under the terms and conditions of State Board Resolution No. 88-63, *Sources of Drinking Water* Policy. (San Diego RWQCB 1994 with amendments prior to April 26, 2007)

Groundwater Beneficial Uses

Mission San Diego (HSA 7.11)[3]

Existing Uses: Agricultural Supply, Industrial Service Supply, and Industrial Process Supply

Potential Uses: Municipal

Santee (HSA 7.12)

Existing Uses: Municipal; Agricultural Supply, Industrial Service Supply, and Industrial Process Supply

Water Quality Objectives

Water Quality Objectives for the Hydrological Unit Basin Numbers 7.11 and 7.12 are shown in Table 5.7-1. These objectives are applicable to both inland surface water and groundwater.

[3] These beneficial uses do not apply westerly of the easterly boundary of the right-of-way of I-5, and this area is excepted from the sources of drinking water policy (San Diego RWQCB 1994 with amendments prior to April 26, 2007).

Table 5.7-1. Water Quality Objectives

Inland Surface Waters	Hydrologic Unit Basin Number	Constituent (mg/L or as noted)												
		TDS	Cl	SO_4	%N[a]	N&P	Fe	Mn	MBAS	B	ODOR	Turb NTU	Color Units	F
San Diego Hydrology Unit		907.00												
Lower San Diego	HA	7.10	1,000	400	500	60	[a]	0.3	0.05	0.5	1.0	None	20	20
Mission SD	HSA	7.11	1,500	400	500	60	[a]	1.0	1.00	0.5	1.0	None	20	20
Santee	HSA[b]	7.12	1,000	400	500	60	[a]	1.0	1.00	0.5	1.0	None	20	20
Santee	HSA[c]	7.12	1,500	400	500	60	[a]	1.0	1.00	0.5	1.0	None	20	20

Source: Appendix E

Notes:

B = Boron; Cl = Chlorine; F = Fluoride; Fe = Iron; HA = Hydrologic Area; HSA = Hydrologic Sub Area; MBAS = Methlylene Blue Activated Substances; Mn = Manganese; N = Nitrogen; N&P = Nitrogen and Phosphorus; SO_4 = Sulfate; Turb NTU = Turbidity (reported in Nephelometric Turbidity Units).

[a] Concentrations of nitrogen and phosphorus, by themselves or in combination with other nutrients, shall be maintained at levels below those which stimulate algae and emergent plant growth. Threshold total Phosphorus (P) concentrations shall not exceed 0.05 milligrams per liter (mg/L) in any stream at the point where it enters any standing body of water, nor 0.025 mg/L in any standing body of water. A desired goal in order to prevent plant nuisances in streams and other flowing waters appears to be 0.1 mg/L total P. These values are not to be exceeded more than 10% of the time unless studies of the specific body in question clearly show that water quality objective changes are permissible and changes are approved by the RWQCB. Analogous threshold values have not been set for nitrogen compounds; however, natural ratios of nitrogen to phosphorus are to be determined by surveillance and monitoring and upheld. If data are lacking, a ratio of N: P=10:1 shall be used. Note: Certain exceptions to the above water quality objectives are described in Chapter 4 of the Basin Plan in the sections titled Discharges to Coastal Lagoons from Pilot Water Reclamation Projects and Discharges to Surface Waters.

[b] Sycamore Canyon Subarea, a portion of the Santee HAS, includes the watersheds of the following north–south trending canyons: Oak Creek, Spring Canyon, Little Sycamore Canyon, Quail Canyon, and Sycamore Canyon. The Sycamore Canyon subarea extends eastward from the Mission San Diego HSA to the confluence of the River and Forester Creek, immediately south of the Santee Lakes.

[c] These objectives apply to the Lower Sycamore Canyon portion of the Santee HSA described as all of the Sycamore Canyon watershed except that part which drains north of the boundary between sections 28 and 33, Township 14 South, Range 1 West.

The CWA Section 303(d) List of Water Quality Limited Segments Requiring TMDLs indicates that the River (Lower) is impaired for four pollutants/stressors. These are shown in the Table 5.7-2 along with the sources of the pollutant, the estimated size affected, and the proposed TMDL Completion.

Table 5.7-2. 303(d) List of Impaired Waters Included within the Master Plan Study Area

Name	Calwatershed Number	Pollutant/ Stressor	Potential Sources	Estimated Size Affected	Proposed TMDL Completion
San Diego River (Lower)	90711000	Fecal Coliform Lower 6 miles.	Urban Runoff/Storm Sewers Wastewater Nonpoint/Point Source	16 Miles	Indicator Bacteria TMDL approved in April 2011
		Low Dissolved Oxygen Impairment transcends adjacent *Calwatershed 90712*	Urban Runoff/ Storm Sewers Wastewater Nonpoint/Point Source	16 Miles	2019
		Phosphorus Impairment transcends adjacent *Calwatershed 90712*	Urban Runoff/Storm Sewers Wastewater Nonpoint/Point Source	16 Miles	2019
		Total Dissolved Solids Impairment transcends adjacent *Calwatershed 90712*	Urban Runoff/Storm Sewers Flow Regulation/ Modification Natural Sources Unknown Nonpoint Source Unknown Point Source	16 Miles	2019
Source: Appendix E					

The River is included in the bacteria TMDLs for beaches and creeks, completed in December 2007. The TMDL identifies thresholds for bacteria for different weather conditions. The TMDL requires a reduction of bacteria inputs in an effort to improve water quality in the impaired water bodies.

More recently the San Diego RWQCB revised the TMDL for Indicator Bacteria for 20 Beaches and Creeks in the San Diego Region (February 2010) (SDRWQCB 2010). The purpose of the report is to revise the 2007 TMDL and prioritize the bacteria TMDL for 20 waterbodies (approximately 1,740 square miles of watershed) in the region. The TMDL contains extensive tables and assigns load allocation by watershed and waterbody and is available on the SWRCB website

(http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/tmdls/docs/bacteria/updates_022610/2010-0210_Final_Technical_Report.pdf).

According to the existing data cited in the revised TMDL, the San Diego River has the least amount of bacteria exceedances in the watersheds identified in the TMDL. As part of implementation of the TMDL, the plan is to restore the impaired beneficial uses by achieving the TMDL through wasteload allocations for point source discharges and load allocations for nonpoint source discharges. Because TMDLs are not self-implementing or directly enforceable, TMDLs must be implemented through programs or authorities of the San Diego RWQCB and or permitted entities to achieve pollutant load reductions. Federal regulations require TMDLs to be incorporated into the Basin Plan, and Basin Plan requirements must be considered as part of new development. As such, the City of San Diego is considered a point source discharge through the municipal separate storm sewer permit and would be required to actively contribute to ensuring TMDL compliance to protect the future beneficial uses of the San Diego River.

In order to address these water quality concerns, a scheme for prioritizing implementation of bacteria reduction strategies in waterbodies within watersheds was developed in conjunction with the Stakeholder Advisory Group (SAG). The prioritization scheme is largely based on the following criteria:

- Level of beach (marine or freshwater) swimmer usage.
- Frequency of exceedances of Water Quality Objectives (WQOs).
- Existing programs designed to reduce bacteria loading to surface waters.

Impaired waters were given a priority number of 1, 2, or 3, with 1 being the highest priority. Priority 1 waters also included waterbodies likely meeting WQOs and likely to be removed from the List of Water Quality Limited Segments. San Diego River (HSA 907.11 and 907.12) is Priority level 3.

Municipal Permit (Order No. R9-2007-0001)

In January of 2007, under the authority of the CWA amendment and the federal NPDES Permit regulations, the San Diego RWQCB re-issued the order to the 18 cities within San Diego County, the County of San Diego, the Port of San Diego, and the San Diego Regional Airport Authority (Co-permittees). Commonly referred to as the "Municipal Permit," this order requires that all Co-permittees within the San Diego region must prepare Jurisdictional Urban Runoff Management Plans (JURMPs). Each JURMP must contain a component addressing land use planning for new development and redevelopment, construction, existing development, education, illicit discharge detection and elimination, public participation, effectiveness assessment, and fiscal analysis. In addition, the Municipal Permit requires that Co-permittees collaborate on the development of a Watershed Urban Runoff Management Plan (WURMP) for each watershed, which addresses high priority storm water quality issues found within the various watersheds (City of San Diego 2007).

Construction Stormwater Program

A General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit) is required for discharges that disturb 1 or more acres of soil, or that disturb less than 1 acre but are part of a larger common plan of development, which in total disturbs 1 or more acres. This permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be created. Also,

linear projects that disturb 5 or more acres of land must obtain coverage under the Construction General Permit, rather than the Small Linear Underground/Overground Permit required when disturbing at least 1 acre but less than 5.

Jurisdictional Urban Runoff Management Program

This document provides a total accounting of how the City plans to protect and improve water quality of rivers, bays, and the ocean in the region in compliance with RWQCB Order No R9-2007-01. The document describes how the City incorporates stormwater best management practices (BMPs) into land use planning, development review, and permitting; City capital improvement program project planning and design; and the execution of construction contracts (City of San Diego 2007).

Watershed Urban Runoff Management Programs

The City participated in the drafting of ~~five~~ six WURMPs that document high-priority stormwater quality issues found within the following watersheds: San Dieguito, Los Peñaquitos, San Diego River, Mission Bay, San Diego Bay, and Tijuana. These WURMPs identify and prioritize water quality–related issues within each watershed that can be potentially attributed to discharges from the municipal storm drain systems. The reports describe the watershed in detail, characterize the water quality impairments (provide a baseline of data for future analysis), and set up an action plan explaining how the municipalities will collaborate to improve water quality (City of San Diego 2007). The San Diego River WURMP was prepared by the City, in collaboration with the cities of El Cajon, La Mesa~~Poway~~, and Santee, and the County of San Diego (Project Clean Water 2009).

Storm Water Pollution Prevention Program

The Transportation and Storm Water Department (T+SWD), Storm Water Division manages the Storm Water Pollution Prevention Program for the City's efforts to reduce pollutants in urban runoff and stormwater to the maximum extent practicable. To do so, the Storm Water Division activities include, but are not limited to, public education, employee training, water quality monitoring, source identification, code enforcement, watershed management, and BMP development/ implementation within the City's jurisdictional boundaries (City of San Diego 2009).

~~Storm Water Standards~~ Drainage Design Manual

The Storm Water Division and the Development Services Department cooperated to develop the City Stormwater Standards dated January 11, 2011, and the ~~Storm Water Standards~~ Drainage Design Manual in accordance with the Model Standard Urban Storm Water Mitigation Plan requirements approved by the RWQCB. This manual provides guidance to applicants for projects processed through the Development Services Department on how to comply with the permanent and construction stormwater quality requirements for new development in the City, which were recently amended to include Low Impact Development (LID) standards and hydromodification as needed by different projects (City of San Diego 2009).

City of San Diego Land Development Code

Regulations for Special Flood Hazard Areas (Chapter 14, Article 3, Division 1 of the LDC)

The LDC contains updated regulations for Special Flood Hazard Areas. The River is considered a Special Flood Hazard Area. The Special Flood Hazard Area for the River is shown on the Flood

Insurance Rate Map (FIRM) published by the Federal Emergency Management Act (FEMA). The regulations cover development and permit review for areas in all floodways and in the floodplain fringe.

Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC)

The Storm Water Runoff and Drainage Regulations regulate the development of, and impacts on, drainage facilities, to limit water quality impacts from development, to minimize hazards due to flooding while minimizing the need for construction of flood control facilities, and to minimize impacts on environmentally sensitive lands.

5.7.4 Impacts

This section presents the impact analysis relating to hydrology and water quality for the Master Plan. It describes the methods used to determine impacts and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

Issue 1: Would the Master Plan result in an increase in impervious surfaces and associated increased runoff? Would the Master Plan result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for hydrology and water quality applicable to the Master Plan state that significant impacts related to hydrology and water quality may result if the Master Plan causes the following:

- Increases the amount of impervious surface resulting in additional runoff to a point that would change upstream or downstream drainage patterns from the additional flow rate or volume.

Impact Analysis

Master Plan

Implementing the Reach Recommendations and Design Guidelines within the RCA/RIA could result in an increase in stormwater runoff and alter existing downstream drainage patterns. Impacts for each of the areas are described below.

River Corridor Area

Construction and operation of new facilities within the RCA such as pedestrian trails, bridges, and boardwalks could result in an increase in impervious surfaces and an associated increase in runoff. Construction of the River Pathway could involve an increase in impervious surfaces if the porous concrete option allowed for in Section 4.3.2.4 of the Master Plan is not implemented; therefore, an increase in stormwater runoff and potential water quality impacts could result. Although specific trail facilities and alignments have not been determined, impacts from additional runoff from the additional impervious surfaces can be anticipated Restoration activities that could occur within the

RCA in accordance with the General Recommendations for the Entire River included in Chapter 3.1 of the Master Plan such as ensuring proper hydrologic function by increasing the River's length and recharge area and separating it from ponds, and creating opportunities for braiding and meandering could alter onsite drainage patterns. Implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant impacts from increased runoff from impervious surfaces and significant alteration of existing drainage patterns.

River Influence Area

Any additional development could lead to an increase in impervious surfaces; however, the Reach Recommendations and Design Guidelines would require any such development to incorporate measures to ensure runoff is minimized. Recommendations and Design Guidelines from the Master Plan related to minimizing impacts from increased runoff are summarized below. Considering the Master Plan includes guidelines for future development that are intended to minimize impacts on water quality and that the Master Plan does not propose any projects within the RIA, implementation of the Reach Recommendations and Design Guidelines within the RIA would not result in impacts associated with increased runoff from impervious surfaces

- **General Recommendations for the Entire River – Master Plan Chapter 3.1**: Creative drainage approaches are encouraged to be utilized that decrease the quantity of urban runoff and improve the quality of urban runoff. Surface stormwater would be pre-filtered through a system of bio swales before entering the RCA. Permeable areas would be maximized, and stormwater would be directed to permeable areas to filter and recharge groundwater.

Master Plan Polices

Measures identified in the Master Plan would improve hydrology and water quality of the River. Implementation of these policies would reduce impacts to a degree, but cannot guarantee that all future project-level impacts would be avoided or mitigated to a less-than-significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program-level impact related to water quality and hydrology is considered significant and unavoidable.

- Master Plan Section 3.1.1, Restore and Maintain a Healthy River System. Increasing onsite filtration.
- Master Plan Section 3.1.3, Create a Connected Continuum, with a Sequence of Unique Places and Experiences. Reducing the amount of impervious surfaces through selection of materials, site planning, and the narrowing of street widths, where possible.
- Master Plan Section 3.2.4, Recommendations – Upper Valley Reach. Maintaining landscape design standards that minimize the use of pesticides and herbicides.
- Master Plan Section 4.3.1.1, River Corridor Area – Purpose**.** Preserving, restoring, or incorporating natural drainage systems into site design.
- Master Plan Section 4.3.1.2, Definitions and Boundaries – Path Corridor. Preserving native vegetation.

- Master Plan Section 4.3.2.2, Path Corridor. Manufactured slopes within the Path Corridor would preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat.
- Master Plan Section 4.3.2.3, Storm Water Drainage and Water Quality Design. Development within the River Corridor Area would comply with LDC Sections 142.0201 through 142.0230, (Storm Water Runoff and Drainage Regulations) and would implement the requirements of the City's ~~Storm Water Standards~~Drainage Design Manual and the San Diego River Watershed Management Plan. In addition, all projects would include innovative approaches to storm water drainage and water quality management that incorporates the design principles of sustainable development. These design principles include the following best management practices:
    A. "Source control" to reduce the initial contribution of pollutants into a water way, such as implementing educational programs on source control, maintenance practices on source control, and/or integrated pest control management.
    B. "Site design" to reduce runoff and pollutants through the use of permeable surfaces, low water use landscaping, and open spaces which facilitate the reduction of runoff, pollutants and litter.
    C. "Treatment control" to maximize pollutant removal from runoff flows in creative systems which provide multiple functions, such as incorporating landscaping filters (bioswales and detention basins) to reduce flow velocities, to filtering runoff to control erosive processes.
- Master Plan Section 6.1.6, San Diego River Watershed Urban Runoff Management Plan. During construction in or near the River (within the RCA or the Path Corridor), conduct water quality monitoring including but not limited to turbidity monitoring.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

The River Subdistrict of the Mission Valley PDO would be amended to establish an RCA and RIA, and to identify development of regulations to implement the Master Plan. Individual private and public projects within the PDO River Subdistrict would still be required to undergo individual discretionary review and apply for a Mission Valley Development Permit. Currently the PDO includes regulations regarding the protection of surface waters and development around surface waters. The Navajo CPIOZ and MTDDODM would also implement similar practices to protect hydrology and water quality. Implementation of the Municipal Code Amendments would only require that planned developments incorporate River Park features, including drainage improvements and water quality improvements. As a result, there would be no impacts on hydrology and water quality associated with implementation of the Municipal Code Amendments.

Community Plan Amendments

Mission Valley Community Plan/Tierrasanta Community Plan/ East Elliot Community Plan

In the Mission Valley Community Plan compatible land uses within the 100-year floodway include natural open space system and passive recreation (i.e., fitness stations for joggers, pedestrian and bicycle paths—near the floodway edge, fishing platforms, and view and rest areas). Reach

Recommendations within the RCA may include pedestrian and bicycle paths, and passive recreation. The objectives of the River portion of this community plan currently include:

- Protect existing and future development from flood hazards.
- Preserve and maintain the wetlands and riparian habitat areas along both sides of the River.
- Enhance and maintain the aesthetic and recreational qualities of the RCA as part of an open space system.

The River generally follows the southeast boundary of the Tierrasanta Community. The two primary concerns associated with the River in this community plan are the threat of flooding and recreational use. The Master Plan would not cause impacts on flooding but would increase the recreational use of the River by providing additional access through the Path Corridor and constructing other recreational facilities.

Although the previous plan for the East Elliott Community Plan designated scattered unconnected areas of residential development surrounded by open space, this type of development is impractical and uneconomical due to the topography and proximity to the Sycamore Canyon Landfill. East Elliot is dominated by native vegetation including sage scrub, chaparral, native grassland, and oak and sycamore woodland, and constitutes one of the largest and most biologically important remaining open space areas in the City. The majority of this area is designated for long-term open space use due to its natural resources. Of its 2,862 acres, approximately 2,259 are incorporated into the City's MSCP. MHPA open space management guidelines included in the MSCP are designated to foster preservation and enhancement of the natural open space areas, which cover a majority of this planning area. The MSCP guidelines include passive recreation with some active uses limited to areas outside sensitive habitat and biological areas.

The existing Navajo community plan calls for the River area to be designated as open space. No other specific policies or goals related to hydrology or water quality were identified.

The Mission Valley, Tierrasanta, East Elliott, and Navajo community plans would be amended to include Reach Recommendations and Design Guidelines included in the Master Plan. The Community Plan amendments would not involve changes to the language of the existing plan policies related to water quality or hydrology. The Master Plan Design Guidelines include guidelines to incorporate into the design of future development projects, and Reach Recommendations that would adhere to the required permits and plans that would protect hydrology and water quality. Therefore, impacts would be less than significant.

Significance of Impact

HYD/WQ-1: Implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant construction and operational impacts on hydrology, water quality, and the course and flow of floodwaters.

Mitigation Framework

HYD/WQ-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the applicant shall demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited

and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with the Master Plan and current City and RWQCB regulations identified below. Future design of projects shall incorporate feasible mitigation measures outlined below in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and shall be based on the recommendations of a detailed hydraulic analysis.

San Diego Regional Water Quality Control Board

- Comply with all NPDES permit(s) requirements, including the development of a SWPPP if the disturbed soil area is one acre or more, or a Water Quality Control Plan if less than one acre, in accordance with the City's Storm Water Standards.
- If a future project includes in-water work, it shall require acquiring and adhering to a 404 Permit (from USACE) and a Stream Bed Alteration Agreement (from CDFG).
- Comply with the San Diego RWQCB water quality objectives (Table 5.7-1 of the DEIR) and bacteria TMDL (Table 5.7-3 of the DEIR).

To prevent flooding future projects shall be designed to incorporate any applicable measures from the City of San Diego LDC. Flood control measures that shall be incorporated into future projects include but are not limited to the following:

- Prior to issuance of building permits or approval of any project within or in the vicinity of a floodway or Special Flood Hazard Area, all proposed development within a Special Flood Hazard Area is subject to the following requirements and all other applicable requirements and regulations of FEMA and those provided in Chapter 14, Article 3, Division 1 of the LDC.
- In all floodways, any encroachment, including fill, new construction, significant modifications and other development is prohibited unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge except as allowed under Code of Federal Regulations Title 44, Chapter 1, Part 60.3(c) (13).
- If the engineering analysis shows that development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer shall obtain a Conditional Letter of Map Revision from FEMA.
- Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad shall be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM) Granular fill slopes shall have adequate protection for a minimum flood water velocity of five feet per second.
- The applicant shall denote on the improvement plans "Subject to Inundation" all areas lower than the base elevation plus 2 feet.
- If the project proposes to construct nonresidential structures within the flood fringe of a Special Flood Hazard Area for the San Diego River as shown on the Flood Insurance Rate Map no work is allowed within the regulatory floodway. All structures built within the Special Flood Hazard Area shall be constructed with the lowest floor elevated a minimum of

two feet above the base flood elevation at that location. Otherwise the structures shall be flood proofed to a minimum of two feet above the base flood elevation.

- If the structures will be elevated on fill such that the lowest adjacent grade is at or above the base flood elevation, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer or applicant shall provide all documentation, engineering calculations, and fees required by FEMA to process and approve the LOMR-F.
- In accordance with Chapter 14, Article 3, Division 1 of the LDC channelization or other substantial alteration of rivers or streams shall be limited to essential public service projects, flood control projects or projects where the primary function is the improvement of fish and wildlife habitat. The channel shall be designed to ensure that the following occur:
    - Stream scour is minimized
    - Erosion protection is provided
    - Water flow velocities are maintained as specified by the City Engineer
    - There are neither significant increases nor contributions to downstream bank erosion and sedimentation of sensitive biological resources; acceptable techniques to control stream sediment include planting riparian vegetation in and near the stream and detention or retention basins
    - Wildlife habitat and corridors are maintained
    - Groundwater recharge capability is maintained or improved
- Within the flood fringe of a Special Flood Hazard Area permanent structures and fill for permanent structures, roads and other development are allowed only if the following conditions are met:
    - The development or fill shall not significantly adversely affect existing sensitive biological resources on site or off site.
    - The development is capable of withstanding flooding and does not require or cause the construction of off-site flood protective works including artificial flood channels, revetments, and levees nor shall it cause adverse impacts related to flooding of properties located upstream or downstream, nor shall it increase or expand a (FIRM) Zone A.
    - Grading and filling are limited to the minim amount necessary to accommodate the proposed development, harm to the environmental values of the floodplain is minimized including peak flow storage capacity, and wetlands hydrology is maintained.
    - The development neither significantly increases nor contributes to downstream bank erosion and sedimentation nor causes an increase in flood flow velocities or volume.
    - There shall be no significant adverse water quality impacts to downstream wetlands, lagoons or other sensitive biological resources, and the development is in compliance with the requirements and regulations of the National Pollution Discharge Elimination System as implemented by the City of San Diego.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to an increase in impervious surfaces and associated increased runoff, and substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 2: What modifications to the natural drainage system would be required for implementation of the Master Plan? Would there be an effect on the drainage basins within the San Diego River watershed with implementation of the Master Plan?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for hydrology and water quality applicable to the Master Plan state that significant impacts related to altered drainage patterns may result under the following conditions:

- Construction of impervious surfaces (generally one acre or more) adversely affects groundwater recharge capacity in areas utilizing well water;
- A substantial change to stream flow velocities or quantities; and
- Substantial changes in drainage patterns on downstream properties. If these modifications occur there may be significant impacts on environmental resources such as biological communities and archaeological resources; and (5) a determination by a drainage study that the project would result in adverse impacts on downstream properties or environmental resources.

Impact Analysis

Master Plan

River Corridor Area

The Master Plan Design Guidelines and Reach Recommendations for the RCA propose construction of elements for recreational opportunities including pedestrian trails and overlooks. These could modify natural drainage. There is also a potential for increased flows and volumes from an increase in impervious surface associated with development of the River Pathway. Any increase in impervious surfaces that could lead to reduced infiltration and therefore impact groundwater recharge are considered minimal, because most of the groundwater recharge occurs in the River. Restoration opportunities in the RCA include returning the highly modified River system to a more natural state. Restoration activities that could occur within the RCA in accordance with the General Recommendations for the Entire River included in Chapter 3.1 of the Master Plan such as ensuring proper hydrologic function by increasing the River's length and recharge area and separating it from ponds, and creating opportunities for braiding and meandering, could alter onsite drainage patterns.

Implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant impacts on the natural drainage system.

River Influence Area

Future development within the RIA could include new drainage facilities (culverts, outlets, and detention basins); however, locations and specific impacts associated with these facilities are unknown. These facilities could create impacts on the natural drainage system. However, considering the Master Plan includes Design Guidelines for future development that are intended to minimize impacts from water quality and that the Master Plan does not propose any projects within the RIA, implementation of the Master Plan Reach Recommendations and Design Guidelines within the RIA would not result in impacts on drainage systems.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

The River Subdistrict of the Mission Valley PDO would be amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan. Most private and public projects within the PDO River Subdistrict would still be required to apply for a Mission Valley Development Permit. Currently the PDO includes regulations regarding the protection of surface waters and development around surface waters. The existing Navajo CPIOZ and the MTDDODM would also implement similar practices to protect hydrology and water quality. Implementation of the Municipal Code Amendments would not result in any alterations to existing language regarding drainage patterns and hydrology and would only recommend that planned developments incorporate River Park features, including drainage improvements and water quality improvements. As a result, there would be no permanent impacts on the natural drainage system associated with implementation of the Municipal Code Amendments. The Municipal Code Amendments would not involve changes to the language of the existing plan policies or provide new regulations associated with impacts on drainage patterns and hydrology. Therefore, impacts would be less than significant.

Community Plan Amendments

Mission Valley Community Plan/Tierrasanta Community Plan/East Elliot Community Plan/Navajo Community Plan

In the Mission Valley Community Plan compatible land uses within the 100-year floodway include natural open space system and passive recreation (i.e. fitness stations for joggers, pedestrian and bicycle paths—near the floodway edge, fishing platforms, and view and rest areas). Uses within the buffer may include a light rail transit corridor, pedestrian and bicycle paths, and passive recreation. This plan also includes a flood facility. The objectives of the River portion of the Mission Valley Community Plan include:

- Protect existing and future development from flood hazards.
- Preserve and maintain the wetlands and riparian habitat areas along both sides of the River.
- Enhance and maintain the aesthetic and recreational qualities of the RCA as part of an open space system.

This community plan is largely consistent with the Master Plan. However, it would be modified to include additional goals and design criteria from the Master Plan. It is not anticipated that any amendments to the Mission Valley Community Plan involving the establishment of the RCA, RIA, and Path Corridor would change downstream drainage patterns or impact downstream flooding.

The River generally follows the southeast boundary of the Tierrasanta Community. The two primary concerns associated with the River in this community plan are the threat of flooding and recreational use.

Although the previous plan for the East Elliott area designated scattered unconnected areas of residential development surrounded by open space, this type of development is impractical and uneconomical due to the topography and proximity to the Sycamore Canyon Landfill. East Elliot is dominated by native vegetation including sage scrub, chaparral, native grassland, and oak and sycamore woodland, and constitutes one of the largest and most biologically important remaining open space areas in the City. The majority of this area is designated for long-term open space use, due to its natural resources. Of its 2,862 acres, approximately 2,259 are incorporated into the City's MSCP. MHPA open space management guidelines included in the MSCP are designated to foster preservation and enhance the natural open space areas that cover a majority of this planning area. Guidelines include passive recreation with active uses limited to areas outside sensitive habitat and biological areas. Hydrology and water quality elements are not specifically mentioned.

The existing Navajo Community Plan calls for the River area to be designated as open space. No other specific policies or goals related to drainage patterns and hydrology were identified.

The Mission Valley, Tierrasanta, East Elliott, and Navajo community plans would be amended to include the Reach Recommendations and Design Guidelines included in the Master Plan. The community plan amendments would not involve changes to the language of the existing plan policies related to drainage patterns and hydrology. The Master Plan Design Guidelines include guidelines to incorporate into the design of future development projects and Reach Recommendations that would adhere to the required permits and plans that would protect hydrology and water quality. Therefore, impacts would be less than significant.

Significance of Impact

See Impact HYD/WQ-1 above.

Mitigation Framework/Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to effects on the drainage basins within the San Diego River watershed remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 3: Would the Master Plan result in alterations to the course or flow of flood waters?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for hydrology and water quality applicable to the Master Plan state that significant impacts related to altered drainage patterns may result under the following conditions:

- A project-related increase in runoff from the site would increase on- or off-site flooding hazards (pursuant to mapped FEMA floodplains and requirements in City Council Policy 600-14, which restrict development within special flood hazard areas)

Impact Analysis

Master Plan

River Corridor Area

The Master Plan Design Guidelines and Reach Recommendations for the RCA propose construction of elements for recreational opportunities including the River Pathway pedestrian trails and overlooks. These facilities could modify drainage patterns in the area. However, in accordance with Chapter 4.2 of the Master Plan and as shown in Figure 3-3, the RCA is defined as the existing 100-year floodway (as mapped by FEMA) plus a 35-foot Path Corridor on both sides of the floodway. No Master Plan recreational elements associated with the Path Corridor would be developed in the floodway. The potential exists that Reach Recommendations and Design Guidelines associated with the Path Corridor could extend into the flood fringe of a Special Flood Hazard Area. Grading that could alter the hydraulic or drainage characteristics of a flood fringe could result in significant alterations to the course and flow of floodwaters.

As discussed in Master Plan Chapter 3.1, General Recommendations, the Master Plan encourages improvements to the hydrology of the River. Section 3.1.1 of the Master Plan states that human activity from mining and for flood control has pushed and squeezed the River. This has resulted in constrictions, channelization, and ponds. The River Park would look for opportunities to separate River flow from ponds, remove River constrictions, and broaden the width of the River's meander belt (that portion of the flood plain in which the River alters its course as a result of a major flood event) to allow the necessary width for meandering and braiding. These improvements would result in a longer river, which will, in turn, expand riparian habitat and improve water quality through the increased duration of water contact with soil and vegetation. The specific timing or location of any of these improvements is not identified in the Master Plan. In addition the City has not proposed any specific projects designed to implement the Recommendations in Chapter 3.1 of the Master Plan. However, these improvements could result in significant alterations to the floodway within the RCA, or to flood control features such as the First San Diego River Improvement Project (FSDRIP), and potential encroachment into the portions of the River that are in a Special Flood Hazard Area.

River Influence Area

As shown in Figure 3-4, the RIA is located outside of the 100 year floodway. In addition, the Master Plan does not propose any projects within the RIA, offering only Design Guidelines for future

development. Therefore implementation of the Master Plan Reach Recommendations and Design Guidelines within the RIA would not result in impacts on the floodway or flood flows.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual/Community Plan Amendments

As discussed above, no Master Plan recreational elements associated with the RCA/RIA would be developed in the floodway. Therefore, Reach Recommendations and Design Guidelines within the RCA would not result in any alterations to the course and flow of floodwaters within the floodway. The potential exists that Reach Recommendations and Design Guidelines associated with the Path Corridor could extend within the flood fringe of a Special Flood Hazard Area. Grading that could alter the hydraulic or drainage characteristics of a flood fringe could result in significant alterations to the course and flow of floodwaters.

Section 3.1.1 of the Master Plan states that human activity from mining and for flood control has pushed and squeezed the River. This has resulted in constrictions, channelization, and ponds. The River Park would look for opportunities to separate River flow from ponds, remove River constrictions, and broaden the width of the River's meander belt (that portion of the flood plain in which the River alters its course as a result of a major flood event) to allow the necessary width for meandering and braiding. These improvements could result in significant alterations to the floodway within the RCA and potential encroachment into the portions of the San Diego River that are in a Special Flood Hazard Area.

Significance of Impact

See Impact HYD/WQ-1 above.

Mitigation Framework/Significance after Mitigation

Although exact flooding impacts from each individual project are unknown at this time, it is assumed that future projects will be reviewed for compliance with the City's stormwater regulations and conform to all applicable plans and policies, thereby assuring that the design and function of each project will not impact downstream drainage patterns. In addition, implementation of Mitigation Framework HYD/WQ-1 would reduce potential flooding impacts to below a level of significance.

Issue 4: Would the Master Plan create discharges into surface or ground water, or result 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?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for hydrology and water quality applicable to the Master Plan state that significant impacts related to erosion and sedimentation may result if the Master Plan would:

- Grade, clear, or grub more than 1 acre of land, especially into slopes over a 25% grade and drain into a sensitive water body or stream.
- Result in non-compliance with the City's Water Quality Standards manual and BMP requirements.

Impact Analysis

Master Plan

River Corridor Area

There is an increased risk of water quality contamination from implementation of the Reach Recommendations and Design Guidelines because the RCA is closest to the River itself. Although specific locations for the passive recreation facilities have not been identified, the construction of such facilities and, to a lesser degree, the operation of these facilities could impact water quality. Grading and exposed soil could lead to increased risk of sedimentation. If sedimentation were to occur it could impact both dissolved oxygen (DO) and temperature of the River. Dissolved oxygen could be impacted if there is an increase in nutrients, causing an increase in algae and thus other aquatic organisms. Because this organic matter decomposes, DO is used and the DO level in the water body is reduced. Other factors that can impact DO include sedimentation, which can lead to an increase in temperature and thus lower DO (higher water temperatures contain lower amounts of DO). Temperature could also be impacted by limiting the movement of water, allowing it to remain in the same place for several days, where it has the potential to increase in temperature. This would be a significant impact.

The increase in impervious surface area and the associated increase in runoff could result in increased sedimentation and convey additional pollutants associated with runoff from Reach Recommendations within the Path Corridor and the River Pathway. Because other pollutants are known to cling to sediment, sediment transported from the Path Corridor could include bacteria (from pet waste) and waste from recreational uses (such as oil and grease from bicycles). In addition, use of motor vehicles will likely be required for regular maintenance. If vehicles are not properly maintained, other pollutants such as radiator fluid, transmission fluid, and brake dust could also impact water quality. This would be considered a significant impact.

Pollutant Discharge – River Corridor Area

Impervious surfaces associated with the Master Plan would result in increased runoff, adding to local nonpoint-source pollution. Most of the anticipated increase in impervious surfaces would be in areas where motorized vehicles are restricted; therefore, runoff from these surfaces would not include significant amounts of the pollutants usually associated with cars (oil and grease, metals, rubber, and asbestos). Other pollutants typically associated with increased runoff include herbicides and fertilizers and fecal matter from pets and wildlife. The River is identified by the RWQCB as impaired for bacteria, and increases in bacteria levels from runoff could result in a significant impact.

Although specific details are not known at this time regarding future development associated with the RCA, development could cause erosion from exposed graded surfaces, excavation, stock piling, or boring, and would potentially contribute to the sediment load in surface waters, specifically the

River. Deposition of sediments downstream may be significant if they are introduced into flood control channels or wetlands. The Master Plan includes the San Diego River Floodplain and wetlands located downstream; therefore, deposition would be significant because it could increase turbidity, clog streambeds, degrade aquatic habitat, and interfere with flow. This would be a significant impact.

Alteration of Surface or Groundwater Quality – River Corridor Area

Implementation of the Master Plan would include both water quality improvement opportunities and the risk of degradation. Surface water quality concerns include contaminants entering surface water through an increase in stormwater flow that does not allow for natural settlement and filtering to take place. These contaminants could result from erosion within the Path Corridor or additional recreation features proposed as Reach Recommendations or from the River Pathway within the RCA. Groundwater contamination could take place if contaminants from surface contaminates percolated through soils into the groundwater. This would be a significant impact.

The Reach Recommendations and Design Guidelines would not be anticipated to have an adverse impact on groundwater resources. Increasing the length of the river by increasing meander and broadening the riparian channel may lead to increased groundwater recharge. None of the Reach Recommendations within the RCA such as construction of the River Pathway, overlooks or other facilities are reliant upon groundwater quality and quantity. Therefore implementation of the Reach Recommendations and Design Guidelines would not result in impacts on quantity or quality of groundwater.

River Influence Area

Future development within the RIA could include new drainage facilities (culverts, outlets, and detention basins); however, locations and specific impacts associated with these facilities are unknown. These facilities and runoff from future developments in the RIA could affect surface water and groundwater quality. However, considering the Master Plan includes Design Guidelines for future development that are intended to minimize impacts from water quality, implementation of the Reach Recommendations and Design Guidelines within the RIA would not result in impacts on surface water or groundwater quality.

Master Plan Policies

Implementation of the following policies would reduce impacts to a degree, but cannot guarantee that all future project level impacts would be avoided or mitigated to below a level of significance. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program-level impact related to water quality is considered significant and unavoidable.

- Master Plan Section 4.3.2.3, Storm Water Drainage and Water Quality Design. Development within the River Corridor Area would comply with LDC Sections 142.0201 through 142.0230, (Storm Water Runoff and Drainage Regulations) and would implement the requirements of the City's ~~Storm Water~~Drainage Design Standards Manual and the San Diego River Watershed Management Plan. In addition, all projects would include innovative approaches to storm water drainage and water quality management that incorporates the design principles of sustainable development. These design principles include the following best management practices:

- "Source control" to reduce the initial contribution of pollutants into a water way, such as implementing educational programs on source control, maintenance practices on source control, and/or integrated pest control management.
- "Site design" to reduce runoff and pollutants through the use of permeable surfaces, low water use landscaping, and open spaces which facilitate the reduction of runoff, pollutants and litter.
- "Treatment control" to maximize pollutant removal from runoff flows in creative systems which provide multiple functions, such as incorporating landscaping filters (bioswales and detention basins) to reduce flow velocities, to filtering runoff to control erosive processes.

City of San Diego Municipal Code/Community Plan Amendments

As noted in the Master Plan discussion under Issue 1 of Section 5.7combined impacts associated with alteration of surface and groundwater quality would be significant at the program level. The Mitigation Framework has been identified to reduce these program-level impacts. These improvements associated with the Master Plan as well as the Municipal Code Amendments and Community Plan Amendments could result in significant impacts on surface water quality.

Significance of Impact

HYD/WQ-2: The WURMP, in conjunction with adherence to federal, state, and local regulations, would serve to reduce significant impacts to a degree, but cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Therefore, the combined impacts associated with alteration of surface and groundwater quality would be significant at the program level. The Mitigation Framework has been identified to reduce these program-level impacts. Strict compliance with the Stormwater Standards would ensure that there would be no impact, and no subsequent mitigation would be required.

Mitigation Framework

HYD/WQ-2: For each future discretionary project requiring mitigation, site-specific measures shall be identified that reduce significant project-level impacts to less-than-significant levels, or the project-level impact would remain significant and unavoidable when no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures shall be included in an MMRP for the project.

The discussion below summarizes general measures that shall be implemented to preclude impacts. These measures shall be updated, expanded, and refined when applied to specific future projects based on project-specific design and changes in existing conditions; as well as changes to local, state, and federal laws.

<u>Please note that the City of San Diego is asserting Pueblo Water Rights in the San Diego Formation which has not yet been adjudicated. The City is also asserting the development potential of all of its water resources (surface and groundwater). While, at this time, the City of San Diego has no immediate plans to install a well or wells within the project area, it does reserve its right to consider and/or develop any and all available water resources, including groundwater that may be available for extraction at any City of San Diego property, including any property in the vicinity of the project area.</u>

As a consequence, no activity should be approved on the subject sit that would jeopardize the City of San Diego's ability to develop surface and groundwater resources near the project area.

Future projects shall be sited and designed to minimize impacts on receiving waters, in particular the discharge of identified pollutants to an already impaired water body. Prior to approval of any entitlements for any future project, the City shall ensure that any impacts on receiving waters shall be precluded and, if necessary, mitigated in accordance with the requirements of the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC) and other appropriate agencies (e.g., RWQCB). To prevent erosion, siltation, and transport of urban pollutants, all future projects shall be designed to incorporate any applicable stormwater improvement, both off- and on-site in accordance with the City of San Diego Stormwater Standards Manual. Stormwater improvements and water quality protection measures that shall be required of future projects include:

- Increasing onsite filtration.
- Preserving, restoring, or incorporating natural drainage systems into site design.
- Directing concentrated flows away from MHPA and open space areas. If not possible, drainage shall be directed into sediment basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA or open space areas.
- Reducing the amount of impervious surfaces through selection of materials, site planning, and narrowing of street widths where possible.
- Increasing the use of vegetation in drainage design.
- Maintaining landscape design standards that minimize the use of pesticides and herbicides.
- To the extent feasible, avoiding development of areas particularly susceptible to erosion and sediment loss.
- Use of pet signage, and providing trash cans and baggies (as available at Dog Beach), would help to limit the amount of bacteria present for transport by sediment. In addition use of BMPs such as swales along the side of the path to catch sediment and other contaminants before it reaches the River would limit the impacts.
- Include phytoremediators, where appropriate, to uptake nutrients to protect groundwater.

San Diego Regional Water Quality Control Board, Municipal Code Compliance

- The requirements of the RWQCB for stormwater quality are addressed by the City in accordance with the City NPDES requirements and the participation in the regional permit with the RWQCB.
- Prior to permit approval the City shall ensure any impacts on receiving waters are precluded or mitigated in accordance with the City of San Diego Stormwater Regulations.
- In accordance with the City of San Diego Stormwater Standards Manual, development must be designed to incorporate stormwater improvements, both off- and on-site.
- The San Diego River WURMP is required by the San Diego RWQCB and adheres to the NPDES MS4 permit, which requires periodic water quality monitoring to ensure compliance. In addition, the WURMP requires the following:

- Develop and expand methods to assess and improve water quality.
- Integrate watershed principles into land use planning.
- Enhance public understanding of water pollutions sources.
- Encourage and develop stakeholder participation.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to discharges into surface or ground water, or any alteration of surface or ground water quality remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 5: Would the Master Plan, when considered in combination with past, current, and future projects in the affected watersheds, result in cumulative significant impacts on hydrology and water quality?

Please refer to Chapter 9 for discussion of cumulative impacts related to hydrology and water quality.

Section 5.8 Geology and Soils

5.8.1 Introduction

describes the This section discusses the geologic and subsurface conditions within the Master Plan Study Area and potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. Information on the geological setting for the Master Plan Study Area is provided by the California Department of Conservation, SanGIS, San Diego State University (SDSU) Department of Geologic Sciences, the General Plan, and the San Diego Seismic Safety Study. An analysis of the Master Plan's consistency with geologic safety regulations of the General Plan, Municipal Code, and relevant community plans also is provided.

5.8.2 Existing Conditions

Environmental Setting

The Master Plan Study Area is located within the City and encompasses the River from the Pacific Ocean to the west to the City's border with the City of Santee to the east. The Master Plan Study Area includes approximately 17.5 miles and roughly extending 0.5 mile on each side of the River. This area includes a diverse topography consisting of the River Valley, adjacent canyons, steep valley walls, rounded hills, and broad, relatively flat open terrain.

The River can be characterized as a linked series of six reaches traditionally distinguished in part by topographic condition. These reaches include the Estuary (extending from the Pacific Ocean to the I-5), Lower Valley (extending east to I-15 and including Qualcomm Stadium), the Confluence (of Alvarado and Murphy Creeks with the River), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (upstream and east of Mission Trails Regional Park to the City of Santee). The existing geology of the Master Plan Study Area, including faulting, soils, and geologic formations, is discussed in detail below.

Regional Geology

The Master Plan Study Area can be described as topographically diverse consisting of a major River Valley, canyons, steep valley walls, rolling hills, and relatively flat mesa areas. The elevation of the Master Plan Study area ranges from sea level in the west to the mountains in the east (near Mission Trails Regional Park) and slopes back down near the City of Santee. The Master Plan Study Area lies within the Coastal Plain and Mountain Valley sub-provinces of the Peninsular Ranges Physiographic Province. The Peninsular Ranges province is generally characterized by northwest/southeast-trending mountain ranges and valleys separated by faults. The Coastal Plain sub-province is distinguished by low-lying dissected marine terrace deposits, while the Mountain-Valley sub-province includes rugged mountains of the Peninsular Ranges and intermountain basins or valleys. The western portion (Estuary, Lower Valley, Confluence, and Upper Valley) and eastern section of the Master Plan Study Area (Plateau) lie in the Coastal Plain sub-province. The Mission Trails Regional Park (Gorge reach) lies within the Mountain Valley sub-province. Topographic profiles along the Master Plan Study Area can be broken up into three sections. The western (Estuary, Lower Valley, Confluence, and Upper Valley) and eastern sections (Plateau) have little topographic relief,

while the central section along Mission Trails Regional Park (Gorge) exhibits greater topographic relief.

Soils and Geologic Formations

As discussed above, the Master Plan Study Area is within the Coastal Plain and Mountain Valley sub-provinces of the Peninsular Ranges Physiographic Province. Both of these provinces include a number of distinct geologic rock formations. Surficial and underlying deposits in the Master Plan Study Area consist of sedimentary rocks of late Cretaceous to Quaternary age, which overlie metamorphic and plutonic rocks associated with the (late Cretaceous to mid-Jurassic) California Batholith. The sedimentary rocks within the Master Plan Study Area are comprised of a sequence of marine and non-marine sedimentary rock units that record portions of earth's history over the last 140 million years. Over the 140 million years sea level has fluctuated drastically. As a result the area, including the River, is characterized by ancient marine rocks preserved up to an elevation of about 900 feet above sea level. Each of the geologic formations found within the Master Plan Study Area is summarized below.

River Alluvium

The River deposits alluvium along the San Diego River Valley. Alluvium deposits up to 200 feet thick occupy the valley and canyon bottoms along the River, and combine with slope wash deposits along the valley margin. The alluvium consists mainly of unconsolidated silt, sand, gravel, cobbles, and minor clay derived from upstream bedrock sources. These sediments are generally younger than 10,000 years old.

Unnamed River Terrace Deposits

River terrace deposits of Quaternary Age flank the River at several elevations in Mission Valley. Terrace deposits consist mostly of coarse-grained, gravelly sandstones, pebble, and cobble conglomerates derived from older sedimentary, igneous, and metamorphic rocks in the upstream portion of the River basin. These river terrace deposits range from 10,000 to 500,000 years old.

Unnamed Marine Terrace Deposits

The Coastal Plain Province is characterized by a "stair step" sequence of elevated marine terraces, which are uplifted sea floors and associated marine and non-marine sedimentary deposits. The lower marine terraces are referred to as "unnamed marine terrace deposits" and generally range between 80,000 and 180,000 years old. The unnamed marine terrace deposits occur within the Estuary reach of the Master Plan Study Area near the coast of San Diego.

Lindavista Formation

The Pleistocene-aged Lindavista Formation consists of earth materials that were derived from sandstone and conglomerates that were deposited in near-shore marine, beach, and non-marine environments. This unit is poorly consolidated, and consists chiefly of dense silty sand or silty gravel. Both the coarse-grained and fine-grained rocks of the Lindavista Formation have been largely derived from the older sedimentary rocks within the San Diego embayment (SDSU 2009). These deposits accumulated on the sea floor during a period of sea level regression. Today, these deposits form the extensive mesas characteristic of the Otay Mesa, San Diego Mesa, Linda Vista Mesa, Kearny Mesa, and Mira Mesa areas. Within the Master Plan Study Area, this formation occurs

within the Estuary and Lower Valley reaches, near the coast of San Diego and in Mission Valley, respectively.

San Diego Formation

The San Diego Formation is middle or late Pliocene in age (approximately 3 million years old) and is a marine sedimentary deposit. This formation is exposed extensively from Otay Mesa and Otay Ranch to the north-facing slopes of Mission Valley. These exposures, attaining a maximum thickness of 30 meters, are composed of yellowish-brown, fine- to medium-grained, friable (soft) sandstone. Cobble conglomerates, thin beds of bentonite, marl, and brown mudstone are interbedded in the sandstone. The San Diego Formation rests on the older pre-Pliocene rocks and is overlain by the Lindavista Formation. It is separated from the overlying Lindavista Formation in some places by an unconformity (erosional surface), but in other places the contact is gradational (SDSU 2009).

Mission Valley Formation

The Mission Valley Formation is part of the Poway Group, includes three partly inter-tonguing and partially time equivalent formations: the Stadium Conglomerate, the Mission Valley Formation, and the Pomerado Conglomerate (both Stadium and Pomerado Conglomerate are defined below). The Mission Valley Formation is an Eocene rock unit composed of marine, lagoonal, and non-marine sandstone that lies conformably upon the Stadium Conglomerate and is conformably overlain by the Pomerado Conglomerate. The Mission Valley Formation has a maximum thickness of 60 meters and was named for exposures along the south wall of Mission Valley on the west side of SR-163. The sandstone is characteristically soft and friable, light olive gray, and fine to medium grained sediments. It is locally interbedded with carbonate cemented beds. Due to the friable nature of the Mission Valley Formation, it lacks the bold topographic expression of the resistant conglomerate formations that lie above and below. Thin deposits of conglomeratic slope wash commonly mask the Mission Valley Formation in the eastern part of the area, where it is overlain by the Pomerado Conglomerate. The slopes developed in this area are relatively steep on the Pomerado Conglomerate, shallow on the Mission Valley Formation, and steep on the Stadium Conglomerate (SDSU 2009).

Friars Formation

The Friars Formation consists of mid-Eocene aged non-marine and lagoonal sandstones, siltstone, mudstones, and cobble conglomerate. The sandstone is composed of quartz, potassium feldspar, biotite, plagioclase, and a trace of amphibole, pyroxene, hematite, and tourmaline. The claystone is composed of montmorillonite and kaolinite (SDSU 2009). The formation comprises the bedrock located in the Lower Valley reach of the Master Plan Study Area, along most of Mission Gorge Road and extends east to Santee. Rocks of this formation are generally moderately hard, weak to moderately consolidated, and fresh to slightly weathered.

Stadium Conglomerate

The Stadium Conglomerate is part of the Poway Group, which includes three partly inter-tonguing and partially time equivalent formations: the Stadium Conglomerate, the Mission Valley Formation, and the Pomerado Conglomerate. The Stadium Conglomerate is located along the northern wall of Mission Valley (Lower Valley reach) near Qualcomm Stadium. This formation is made up of two conglomerate units that are distinct both with regard to the time period of formation and the composition of the formation. Rocks of the Stadium Conglomerate were deposited within the San

Diego embayment by a westward-flowing river system and consist of a massive cobble conglomerate with a dark yellowish-brown coarse-grained sandstone matrix. The conglomerate contains dispersed lenses of fossiliferous cross-bedded sandstone of late Eocene age. The Stadium Conglomerate is conformably underlain by the Friars Formation and is conformably overlain by the Mission Valley Formation (SDSU 2009).

Pomerado Conglomerate

The Pomerado Conglomerate is part of the Poway Group, which includes three partly inter-tonguing and partially time equivalent formations: the Stadium Conglomerate, the Mission Valley Formation, and the Pomerado Conglomerate. These rocks are primarily non-marine in their easternmost exposures and near-shore marine and lagoonal in their westernmost exposures. The Pomerado Conglomerate crops out from La Mesa to the south, to at least Miramar Reservoir in the north, and from there eastward to Santee. This formation has a maximum thickness of 55 meters and is late Eocene in age. The contact between the Mission Valley Formation and Pomerado Conglomerate is conformable and gradational. The Pomerado Conglomerate is characterized by occasional thin beds, lenses, and tongues of light-brown medium- grained sandstone. One of the largest of these, which crops out east of the area near Miramar Reservoir, is designated the Miramar Sandstone Member, which is identical to the Mission Valley Formation but is stratigraphically higher and wholly contained within the Pomerado Conglomerate. It has a maximum thickness of 10 meters in its type area and is considered to be late Eocene in age based on its superpositional relationship with the Pomerado Conglomerate and Mission Valley Formations (SDSU 2009).

Santiago Peak Volcanics

The Santiago Peak Volcanics are the oldest rocks on site (Jurassic) and are comprised of Metasedimentary and Metavolcanic formations consisting of a mildly unmetamorphosed to slightly metamorphosed assemblage of volcano-clastic (sedimentary unit derived from eroded volcanic rocks), volcanic, and minor hypabyssal rocks (SDSU 2009). Compositionally they range from basalt to rhyolite and lighologically include breccias, agglomerate, conglomerate, and tuff-breccia. These rocks are generally hard, strong, and resistant to erosion. Santiago Peak Volcanics comprise the bedrock within and near the Master Plan Study Area (Upper Valley and Gorge reaches) under Mission Gorge Road near Jackson Drive and along Father Junipero Serra Trail from the Old Mission Dam site west to Bushy Hill Drive.

Granitic Rocks of the Southern California Batholith

Granitic rocks of the mid-Cretaceous Southern California Batholith underlie the Master Plan Study Area through most of the Mission Trails Regional Park and along Mission Gorge Road. Variable thicknesses of weathered granitic rock, known as decomposed granite, cover the un-weathered rock. The un-weathered granitic rocks are quire hard and resistant to erosion.

Slope Wash Deposits

Slope wash deposits are mostly loose soil and rock of highly variable composition. Slope wash deposits occur on or below hillsides and mountainsides and consist of low-density soil and rock fragments that have been transported down-slope by gravity or stormwater runoff. The thickest and most extensive deposits of slope wash accumulate near the base of slopes and thin out at higher elevations. Slope wash deposits are present in the bottom of the River Valley and Alvarado Canyon, north of I-8.

Artificial Fill

Artificial fill generally consists of one of the three types depending on location:

- Soil and debris fill in former sand and gravel pits along the River
- Embankments and base course beneath Mission Gorge Road and other streets
- Old rockfill and rocky soil fill beneath Father Junipero Serra Trail

Landslide Deposits

Landslide deposits are found within the Gorge reach of the Master Plan Study Area. The landslide materials generally consist of highly disturbed blocks of sandstone and claystone derived from the Friars and Mission Valley Formations. The landslide deposits have been estimated to extend to a depth of approximately 50 to 55 feet in this area. A discussion on existing landslides is provided below.

Faulting and Seismicity

The Master Plan Study Area is located in a seismically active area, as is most of Southern California. The San Diego region is within a tectonic province bounded by the Elsinore Fault Zone to the east and the San Clemente Fault Zone to the west. Most of these faults run in a northwest–southeast direction and are the product of crustal stresses associated with movement of the Pacific and North American lithospheric plates.

As defined by the California Geological Survey, an active fault is one that has had surface displacement within the Holocene time (about the last 11,000 years). The state geologist has defined a potential active fault as any fault considered to have been active during Quaternary time (last 1.6 million years). The Master Plan Study Area is within known active and potentially active fault zones as described below.

The western portion of the Master Plan Study Area is within a known active fault zone called the Rose Canyon Fault Zone. This fault zone is a series of right-lateral strike slip faults that run generally in a northwest–southeast direction. The Rose Canyon Fault Zone extends onshore from the Pacific Ocean at La Jolla and continues south along the east margin of Mission Bay, through Old Town, and then toward downtown San Diego and the San Diego Bay. This fault zone has the capacity to generate an earthquake of magnitude 6.2 to 7.0 on the Richter scale and has been zoned by the California Department of Mines and Geology as an Earthquake Fault Zone (Alquist-Priolo zone).

The eastern portion of the Master Plan Study Area includes a potentially active fault zone known as the La Nacion Fault Zone. The La Nacion Fault Zone system is a series of moderate- to high-angle normal faults striking north roughly parallel to the coast line. This fault zone extends from the Mission Gorge area of Mission Valley south to the Mexican border.

Liquefaction and Ground Failure

Liquefaction

Seismically induced soil liquefaction is a phenomenon in which loose, saturated, granular materials develop high pore-water pressures and lose strength. In that case, the materials may act as fluids under the stress of ground shaking, magnifying the ground-shaking effects. Due to the proximity of the Master Plan Study Area to the River, a majority of the Master Plan Study Area is underlain by

saturated or semi-saturated alluvial and/or slope wash deposits that may be subject to liquefaction and seismic settlement during moderate to large earthquake events.

Lateral Spreading

Lateral spreading is a lateral ground movement that takes place when liquefaction occurs adjacent to a slope or open face. The loss of strength in the liquefied material near the base of a slope can result in a slope failure. These kinds of failures have occurred adjacent to rivers and streams and along waterfronts and beaches during seismic events.

Landslides

Several existing landslides are present along Father Junipero Serra Trail in or near Mission Trails Regional Park (Gorge reach). These deposits usually involve soil and slope wash deposits on steep slopes underlain by weathered bedrock. Other landslides involving the Friars Formation have occurred in recent years on slopes south of Mission Gorge Road. Clay-rich materials may be slightly to moderately expansive, and slopes composed of Friars Formation rocks may be subject to ground failures along thin inter-beds of weak clay, primarily when wet.

Other types of slope instability present in Mission Trails Regional Park include rockfalls and debris flow. Rockfalls can occur wherever boulders or rock outcrops are exposed on steep slopes or cliffs. These types of deposits are often controlled by local jointing patterns. Debris flows occur when stormwater mixes with soil, rock, and other material to form a slurry, which flows rapidly downhill. This phenomenon can develop on almost any steep slope, but is common in gullies and creeks that drain steeper slopes. Debris flow slurries accumulate near the bases of these slopes to form a characteristic cone-shaped deposit, called a debris fan.

Erosion

Loose soils and steep slopes primarily influence high erosion potential. The Master Plan Study Area includes areas with loose soil texture and steep slopes that are subject to erosion. Human activity, primarily through the development of structures and impervious surfaces and the removal of vegetative cover, generally increases the potential for erosion.

5.8.3 Regulatory Setting

This section provides summary background information regarding applicable land use regulations at the federal, state, and local levels.

Federal Regulations

There are no federal geology and soil regulations that are applicable to this Master Plan.

State Regulations

Alquist-Priolo Earthquake Fault Zoning Act

Principal state guidance relating to geologic hazards is contained in the Alquist-Priolo Act (PRC Section 2621 et seq.) and in the Seismic Hazards Mapping Act of 1990 (PRC Sections 2690–2699.6). The Alquist-Priolo Act prohibits the location of most types of structures for human occupancy across the active traces of faults in earthquake fault zones, as shown on maps prepared by the state

geologist, and regulates construction in corridors along active faults (earthquake fault zones) (State of California 2007a).

California Building Code

The California Building Code (CBC) is included in CCR Title 24, and is a portion of the California Building Standards Code. State law requires that all building standards must be based on Title 24. The California Building Code incorporates the Uniform Building Code (UBC), a widely adopted model building code used nationally. Many standards in the CBC have adopted and adapted elements of the UBC. Also included are other necessary California amendments, including criteria for seismic design, that address California's unique conditions.

California Coastal Act of 1976

The CCA, administered by the CCC, includes policies for future development within the coastal zone and recognizes California ports, harbors, and coastline beaches as economic and coastal resources. Decisions to implement specific development, where feasible, are to be based on consideration of alternative locations and designs in order to minimize any adverse environmental impacts. Policies relevant to geology and soils include those that address minimizing impacts (such as soil erosion) that would adversely affect biological resources.

California Earthquake Loss Reduction Plan

The California Earthquake Loss Reduction Plan was developed by the California Seismic Safety Commission in fulfillment of a mandate enacted by the Legislature in the California Earthquake Hazards Reduction Act of 1986. The plan is a comprehensive strategic document that sets forth the vision for a safer California and provides guiding policies. Incorporating lessons learned from all previous earthquakes, the plan is periodically updated in approximately 5-year increments to continue to support new and ongoing efforts to protect California residents and the built environment. Such efforts are effective in reducing damage and injury from succeeding earthquakes.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 focuses on hazards related to strong ground shaking, liquefaction, and seismically induced landslides. Under its provision, the state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other corollary hazards. The maps are to be used by cities and counties in preparing their general plans and adopting land use policies to reduce and mitigate potential hazards to public health and safety (State of California 2007b).

Surface Mining and Reclamation Act

Pursuant to the Surface Mining and Reclamation Act (PRC Section 2710 et seq.), the State Mining and Geology Board identifies, in adopted regulations, areas of regional significance that are known to contain mineral deposits judged to be important in meeting the future needs of the area (see PRC Sections 2726 and 2790, 14 CCR 3550 et seq.). The State Mining and Geology Board also adopts state policies for the reclamation of mined lands and certifies local ordinances for reclamation plans when consistent with state policies (PRC Sections 2755–2764 and 2774 et seq.) (State of California 2007c).

Local Regulations

City of San Diego General Plan—Public Facilities, Services, and Safety Element

California Code Section 65302(1) requires each local government to prepare and adopt a Safety Element as a component of its general plan. The Public Facilities, Services, and Safety Element of the General Plan includes goals and policies aimed at protecting public health and safety (City of San Diego 2008). The following policies regarding seismic safety apply to the Master Plan:

PF.Q.1. Protect public health and safety through the application of effective seismic, geologic and structural considerations.

PF.Q.1.a. Ensure that current and future community planning and other specific land use planning studies continue to include consideration of seismic and other geologic hazards. This information should be disclosed, when applicable, in the CEQA document accompanying a discretionary action.

PF.Q.1.c. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

PF.Q.1.g. Adhere to state laws pertaining to seismic and geologic hazards.

PF.Q.2. Maintain or improve integrity of structures to protect residents and preserve communities.

PF.Q.2.a. Abate structures that present seismic or structural hazards with consideration of the desirability of preserving historical and unique structures and their architectural appendages, special geologic and soils hazards, and the socio-economic consequences of the attendant relocation and housing programs.

PF.Q.2.b. Continue to consult with qualified geologists and seismologists to review geologic and seismic studies submitted to the City as project requirements.

City of San Diego Municipal Code

The City's regulations are provided in Municipal Code Section 143.0101 (Development Regulations for Steep Hillsides and Development Regulations for Sensitive Coastal Bluffs); Section 144.0220(Soils and Geologic Reports Required); Section 145.1801(Local Modifications and Additions to Chapter 18 "Soils and Foundations" of the 2007 California Building Code, Local Additions to Section 1802 "Foundation and Soils Investigations" of the California Building Code, and Local Additions to Section 1805 "Footings and Foundations" of the 2007 California Building Code); and Section 145.3701 (Preparation and Content of a Structural Survey and Engineering Report).

The Municipal Code requires a preliminary soils report for all subdivisions, and, dependent upon the city engineer's determination, a geological reconnaissance report and a final engineering geology report may be required. Any development that proposes encroachment into a steep hillside must comply with the Steep Hillside Guidelines in the Land Development Manual and factor in various local conditions. Also, any development on premises containing sensitive coastal bluffs must comply with the Coastal Bluffs and Beaches Guidelines in the Land Development Manual. The Structural Survey and Engineering Report, when required, evaluates a structure's ability to resist forces imposed by an earthquake and prevent structural failure.

City of San Diego Seismic Safety Study/Geologic Hazard Categories

The City uses the San Diego Seismic Safety Study, a set of geologic hazard maps and associated tables, as a guideline to determine the relative risk associated with the anticipated geologic conditions at a site. The maps also provide information regarding the level of investigation required for various development projects based upon use and hazard category (City 2011). Hazard categories identified on the Seismic Safety maps include Fault Zones (Active and Potentially Active), Landslides, Slide-Prone Formations, Liquefaction, Coastal Bluffs, and Other Terrain. Hazards associated with the Other Terrain category include areas characterized by steeply sloping terrain. The Seismic Safety maps also identify the locations of Faults, Inferred Faults, Concealed Faults, and Shear Zones. Figures 5.8-1 through 5.8-5 show the Geologic Hazards and Faults mapped within the San Diego River and vicinity as a part of the Seismic Safety Study.

The Seismic Safety Study includes planning and development permit guidance based on whether development occurs in any of the Hazard Categories. The planning and development permit guidance identifies the relative risk for each type of Hazard Category. Based on building type/land use groups and the relative risk of a particular hazard category, the Seismic Safety Study identifies whether or not a soil investigation, geologic reconnaissance, and/or geologic investigation are required.

5.8.4 Impacts

This section describes the overall environmental impacts based on a qualitative assessment of reasonably foreseeable effects of the adoption of the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate) for significant impacts accompany each impact discussion.

The impact analysis in this section includes analysis of potential geological impacts related to the future actions of the Master Plan. Future actions include specific Reach Recommendations and Design Guidelines. These actions are divided between the RCA and the RIA. The features of the RCA and the RIA are described further in Chapter 3, “Project Description.”

Possible impacts from geologic hazards and unfavorable soil conditions from implementation of the Master Plan are addressed below. This discussion includes issues such as the potential for geologic hazards, including earthquakes, landslides, liquefaction, and erosion. Secondary impacts that result from soils/geology mitigation (e.g., excavation of unsuitable soils) are also addressed. Mitigation is provided, as appropriate, that would reduce the potential for future adverse impacts resulting from onsite soils and geologic hazards. Future project-level impacts associated with subsequent projects implemented in accordance with the Master Plan and associated geotechnical analysis would be subject to subsequent environmental review under CEQA.

Issue 1: Would the Master Plan expose people or property to geologic hazards such as earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant geologic hazard impacts related to earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards. Based on these thresholds, impacts on geology and soils are considered significant if the Master Plan would:

- Expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards; or
- Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Impact Analysis

Master Plan

Faulting and Seismicity/Liquefaction and Ground Failure

Based on a review of the San Diego Seismic Safety Study, the RCA/RIA is within potentially active fault zones and is identified within Geologic Hazard Categories for slide-prone formations and liquefaction. Figures 5.8-1 through 5.8-5 show the Geologic Hazard Categories and the faults and fault systems mapped within the San Diego River and vicinity as a part of the Seismic Safety Study. Figure 5.8-6 shows the relative risk for the different Geologic Hazard Categories types. A summary of Geologic Hazard Categories within the anticipated RCA by reach is provided below:

- Figure 5.8-1 generally corresponds to the Estuary Reach. Within the Estuary Reach, fault zones in the vicinity of what would be the RCA include the Point Loma Fault, which is located near the intersection of Point Loma Boulevard and I-8. This is a Category 12 – Potentially Active fault zone. Geologic Hazards in the vicinity of the River include areas of Category 31 – High Potential for Liquefaction, due to shallow groundwater, major drainages, and hydraulic fills.
- Figures 5.8-1 and 5.8-2 generally correspond to the Lower Valley Reach. Within the Lower Valley Reach, fault zones in the vicinity of what would be the RCA include the Rose Canyon Fault Zone, which is located immediately west of I-5. The portion of the Rose Canyon Fault Zone that extends through the River and, therefore, would be within the RCA/RIA is a Category 12 and is considered potentially active. Another Category 12 fault zone is located immediately west of SR-163 near Texas Street and extends into the RCA/RIA to the south of the River. There are Category 31 Geologic Hazards in the vicinity of the River including the floodway and areas immediately surrounding the floodway. There are also Category 32 Geologic Hazard Categories in the RCA/RIA within the Lower Valley Reach, which are areas characterized by a low potential for liquefaction due to fluctuating groundwater or minor drainages. These are located in more upland areas and in the vicinity of I-8 and would more likely be associated with the RIA.
- Figures 5.8-3 and 5.8-4 generally correspond to the Confluence and Upper Valley Reaches. No Category 11 or 12 fault zones are identified within the Confluence or Upper Valley Reaches.

LEGEND

Geologic Hazard Categories

FAULT ZONES

- 11 Active, Alquist-Priolo Earthquake Fault Zone
- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown
- 13 Downtown special fault zone

LANDSLIDES

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure
- 24 Friars: unfavorable geologic structure
- 25 Ardath: neutral or favorable geologic structure
- 26 Ardath: unfavorable geologic structure
- 27 Otay, Sweetwater, and others

LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

COASTAL BLUFFS

- 41 Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure
- 42 Generally unstable Unfavorable bedding plains, high erosion
- 43 Generally unstable Unfavorable jointing, local high erosion
- 44 Moderately stable Mostly stable formations, local high erosion
- 45 Moderately stable Some minor landslides, minor erosion
- 46 Moderately stable Some unfavorable geologic structure, minor or no erosion
- 47 Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48 Generally stable Broad beach areas, developed harbor

OTHER TERRAIN

- 51 Level mesas -- underlain by terrace deposits and bedrock nominal risk
- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk
- 55 Modified terrain (graded sites) Nominal risk

Water (Bays and Lakes)

FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

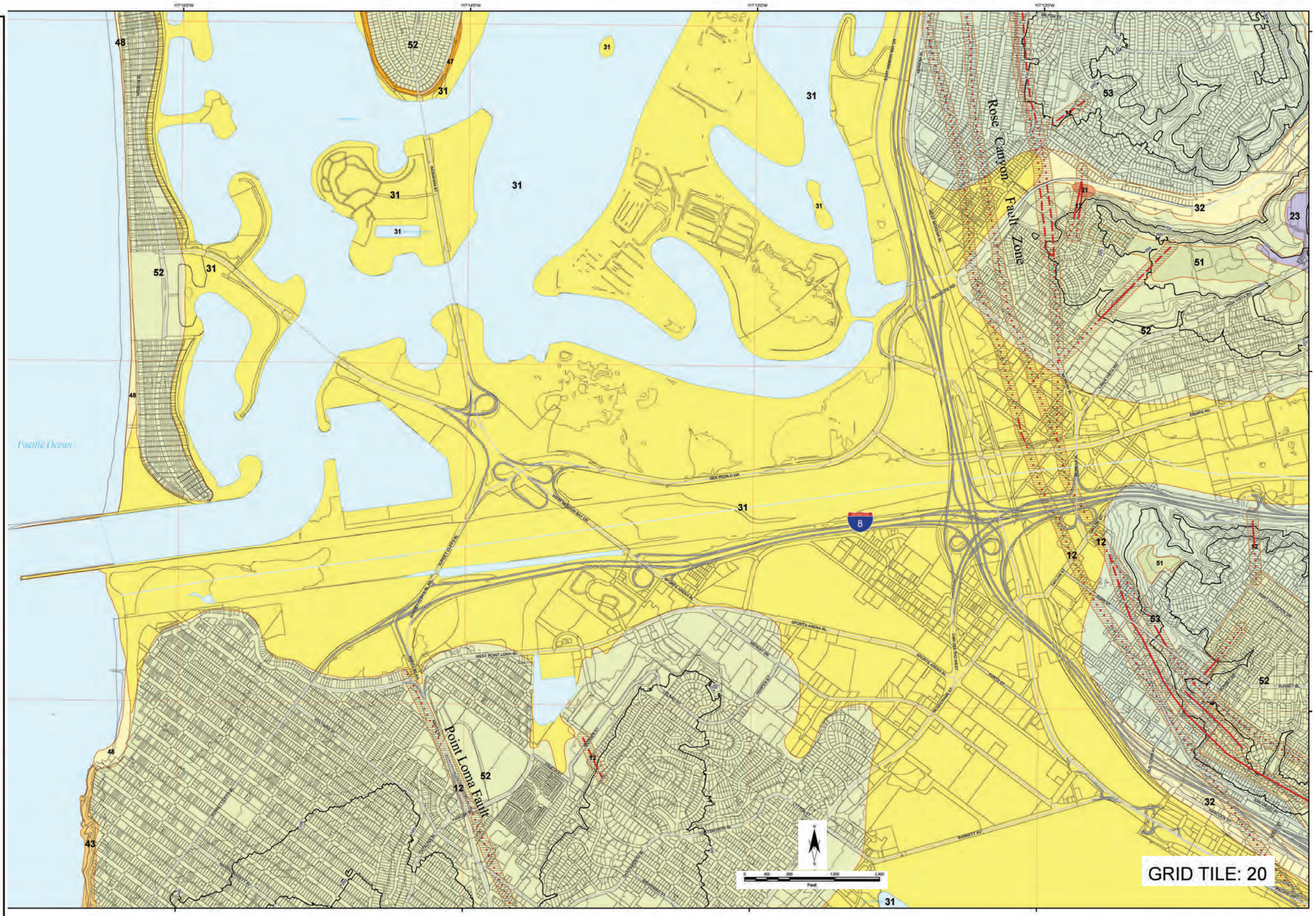

Figure 5.8-1
Geologic Hazards and Faults

LEGEND

Geologic Hazard Categories

FAULT ZONES

- 11 Active, Alquist-Priolo Earthquake Fault Zone
- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown
- 13 Downtown special fault zone

LANDSLIDES

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure
- 24 Friars: unfavorable geologic structure
- 25 Ardath: neutral or favorable geologic structure
- 26 Ardath: unfavorable geologic structure
- 27 Otay, Sweetwater, and others

LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

COASTAL BLUFFS

- 41 Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure
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- 43 Generally unstable Unfavorable jointing, local high erosion
- 44 Moderately stable Mostly stable formations, local high erosion
- 45 Moderately stable Some minor landslides, minor erosion
- 46 Moderately stable Some unfavorable geologic structure, minor or no erosi
- 47 Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48 Generally stable Broad beach areas, developed harbor

OTHER TERRAIN

- 51 Level mesas -- underlain by terrace deposits and bedroc nominal risk
- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk
- 55 Modified terrain (graded sites) Nominal risk

Water (Bays and Lakes)

FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

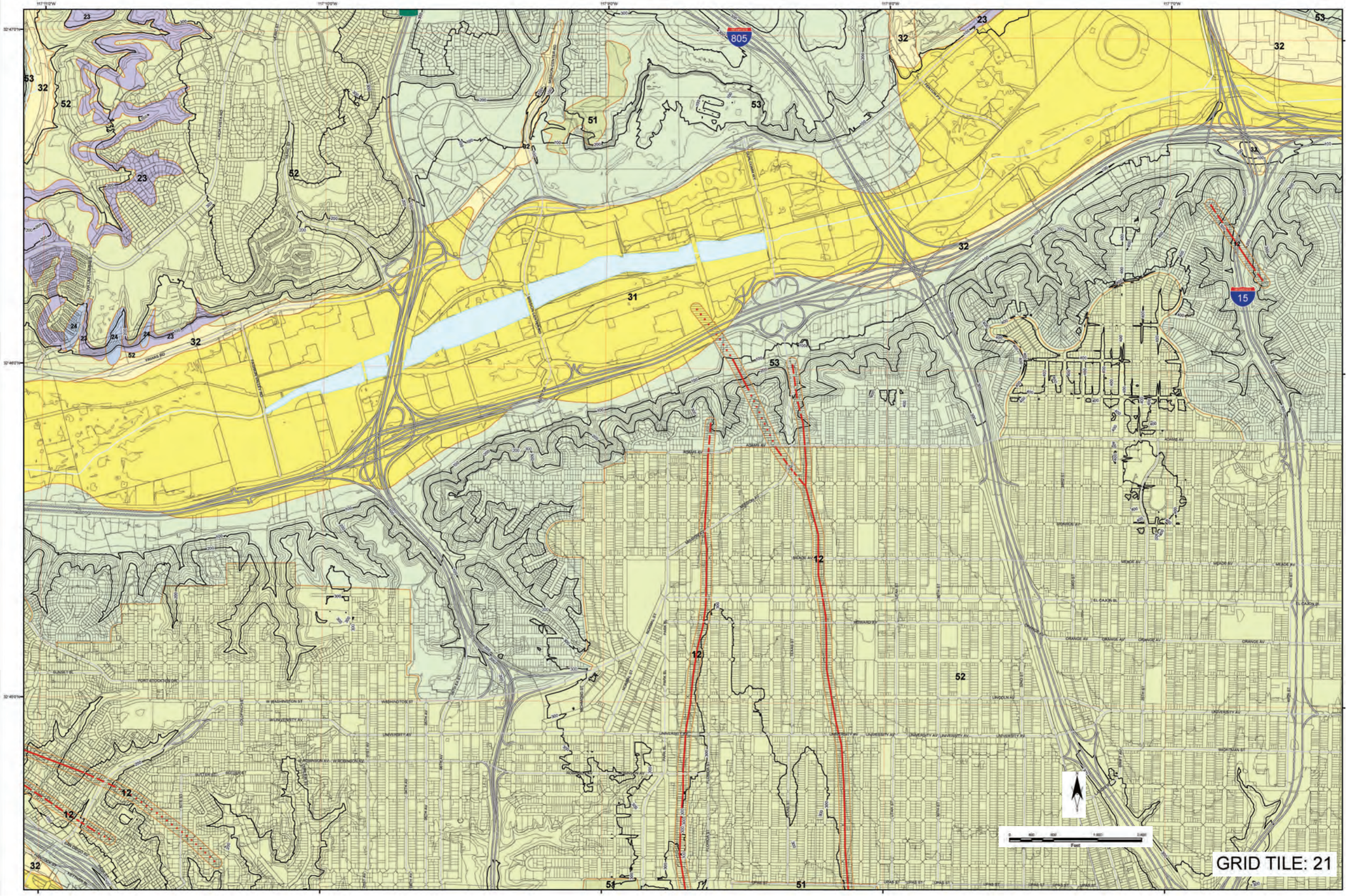

Figure 5.8-2
Geologic Hazards and Faults

LEGEND

Geologic Hazard Categories

FAULT ZONES

- 11 Active, Alquist-Priolo Earthquake Fault Zone
- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown
- 13 Downtown special fault zone

LANDSLIDES

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure
- 24 Friars: unfavorable geologic structure
- 25 Ardath: neutral or favorable geologic structure
- 26 Ardath: unfavorable geologic structure
- 27 Otay, Sweetwater, and others

LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

COASTAL BLUFFS

- 41 Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure
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- 43 Generally unstable Unfavorable jointing, local high erosion
- 44 Moderately stable Mostly stable formations, local high erosion
- 45 Moderately stable Some minor landslides, minor erosion
- 46 Moderately stable Some unfavorable geologic structure, minor or no erosion
- 47 Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48 Generally stable Broad beach areas, developed harbor

OTHER TERRAIN

- 51 Level mesas -- underlain by terrace deposits and bedrock nominal risk
- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk
- 55 Modified terrain (graded sites) Nominal risk

Water (Bays and Lakes)

FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

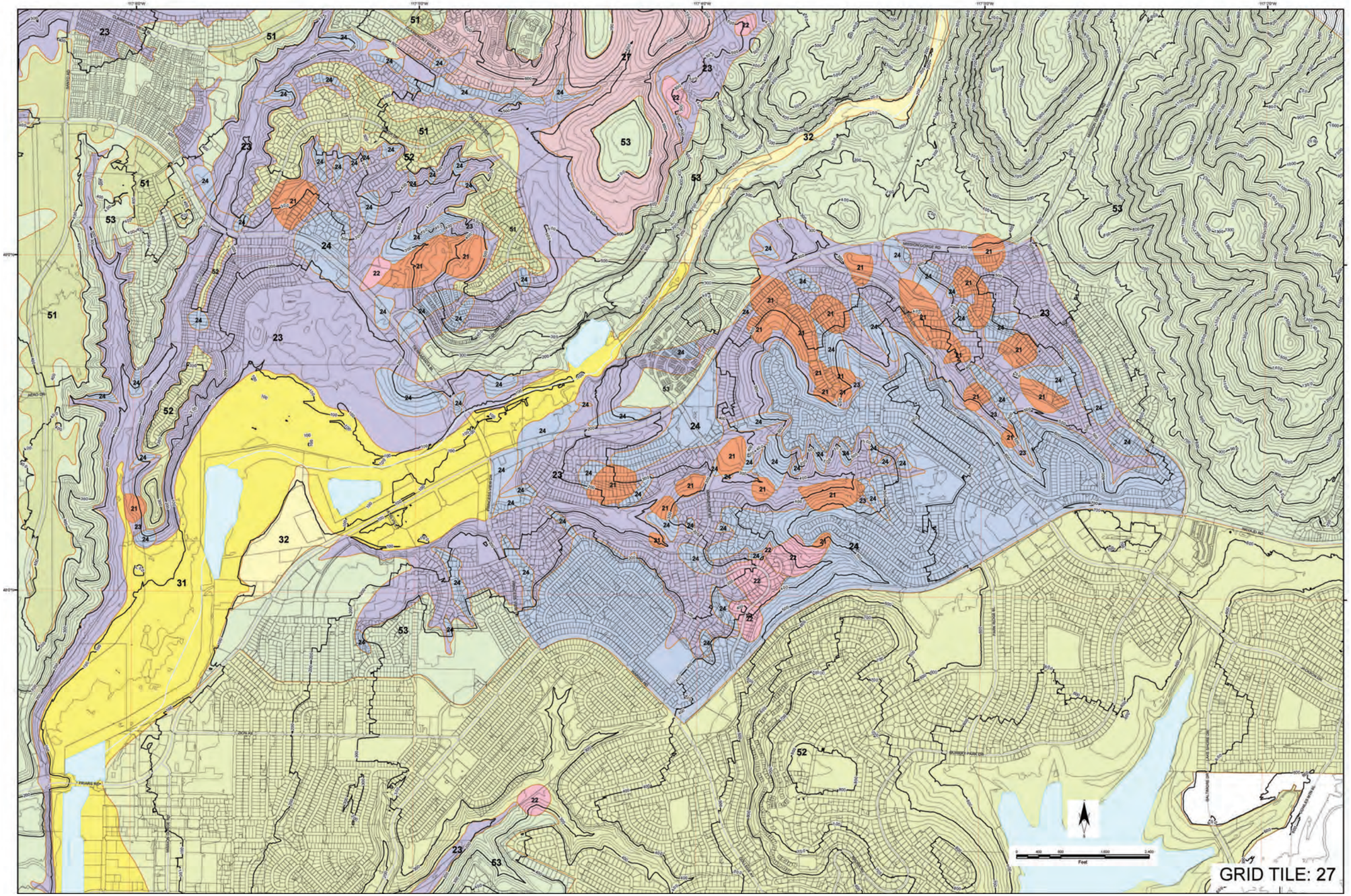

Figure 5.8-3
Geologic Hazards and Faults

LEGEND

Geologic Hazard Categories

FAULT ZONES

- 11 Active, Alquist-Priolo Earthquake Fault Zone
- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown
- 13 Downtown special fault zone

LANDSLIDES

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure
- 24 Friars: unfavorable geologic structure
- 25 Ardath: neutral or favorable geologic structure
- 26 Ardath: unfavorable geologic structure
- 27 Otay, Sweetwater, and others

LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

COASTAL BLUFFS

- 41 Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure
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- 45 Moderately stable Some minor landslides, minor erosion
- 46 Moderately stable Some unfavorable geologic structure, minor or no erosion
- 47 Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48 Generally stable Broad beach areas, developed harbor

OTHER TERRAIN

- 51 Level mesas -- underlain by terrace deposits and bedrock nominal risk
- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk
- 55 Modified terrain (graded sites) Nominal risk

Water (Bays and Lakes)

FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

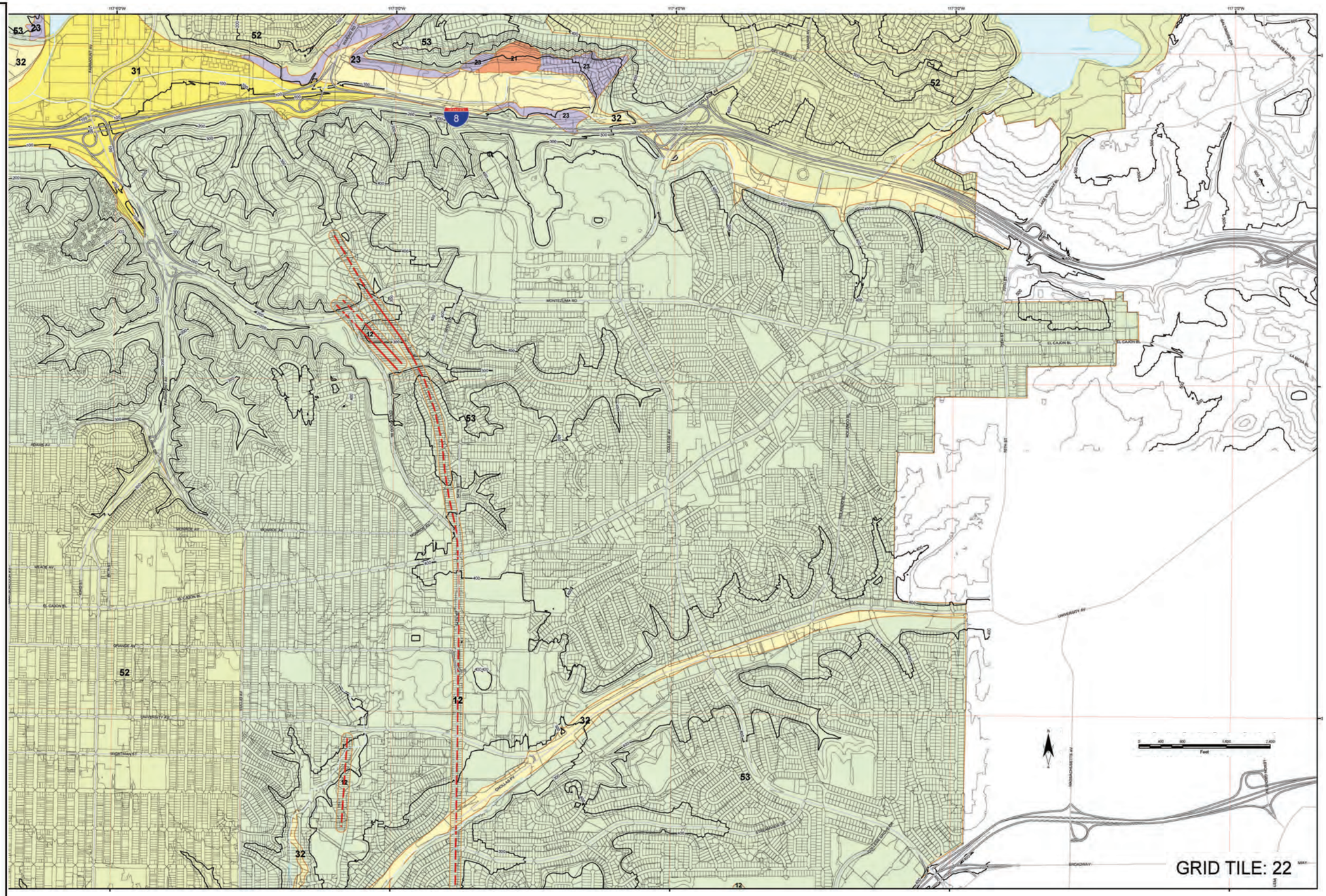

Figure 5.8-4
Geologic Hazards and Faults

LEGEND

Geologic Hazard Categories

FAULT ZONES

- 11 Active, Alquist-Priolo Earthquake Fault Zone
- 12 Potentially Active, Inactive, Presumed Inactive, or Activity Unknown
- 13 Downtown special fault zone

LANDSLIDES

- 21 Confirmed, known, or highly suspected
- 22 Possible or conjectured

SLIDE-PRONE FORMATIONS

- 23 Friars: neutral or favorable geologic structure
- 24 Friars: unfavorable geologic structure
- 25 Ardath: neutral or favorable geologic structure
- 26 Ardath: unfavorable geologic structure
- 27 Otay, Sweetwater, and others

LIQUEFACTION

- 31 High Potential -- shallow groundwater major drainages, hydraulic fills
- 32 Low Potential -- fluctuating groundwater minor drainages

COASTAL BLUFFS

- 41 Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure
- 42 Generally unstable Unfavorable bedding plains, high erosion
- 43 Generally unstable Unfavorable jointing, local high erosion
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- 45 Moderately stable Some minor landslides, minor erosion
- 46 Moderately stable Some unfavorable geologic structure, minor or no erosion
- 47 Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48 Generally stable Broad beach areas, developed harbor

OTHER TERRAIN

- 51 Level mesas -- underlain by terrace deposits and bedrock nominal risk
- 52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk
- 55 Modified terrain (graded sites) Nominal risk

Water (Bays and Lakes)

FAULTS

- Fault
- Inferred Fault
- Concealed Fault
- Shear Zone

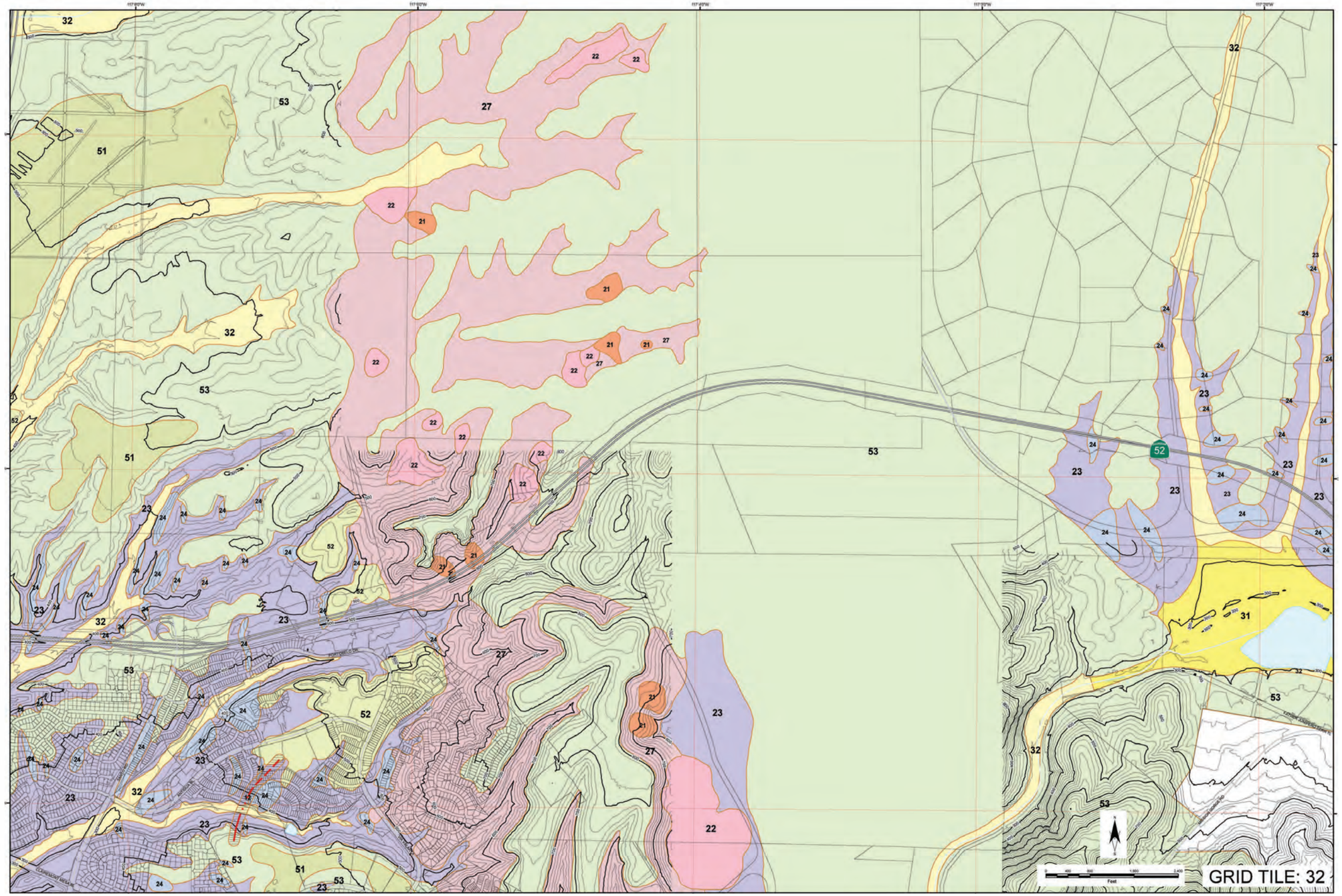

Figure 5.8-5
Geologic Hazards and Faults

SAN DIEGO SEISMIC SAFETY STUDY: PLANNING & DEVELOPMENT PERMITS

Table 2-A

Type of Hazard		Geologic Hazard Categories	Relative Risk: Nominal	Low	Moderate	High
Ground Rupture	Faults	11 Active, Alquist-Priolo Earthquake Fault Zone				●
		12 Potentially Active Inactive, Presumed Inactive, or Activity Unknown		●	●	
		13 Downtown special fault zone			●	●
Potential Slope Instability	Landslides	21 Confirmed, known, or highly suspected				●
		22 Possible or conjectured			●	
	Slide-Prone Formations	23 Friars: neutral or favorable geologic structure		●	●	
		24 Friars: unfavorable geologic structure			●	
		25 Ardath: neutral or favorable geologic structure		●	●	
		26 Ardath: unfavorable geologic structure			●	
		27 Otay, Sweetwater, and others		●	●	
Potential Ground Failure	Liquefaction	31 High Potential -- shallow groundwater major drainages, hydraulic fills			●	●
		32 Low Potential -- fluctuating groundwater minor drainages		●		
Coastal Bluff Stability	Generally Unstable	41 Generally unstable; Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic structure				●
		42 Generally unstable Unfavorable bedding plains, high erosion			●	●
		43 Generally unstable Unfavorable jointing, local high erosion			●	
	Moderately Stable	44 Moderately stable Mostly stable formations, local high erosion		●	●	
		45 Moderately stable Some minor landslides, minor erosion		●		
		46 Moderately stable Some unfavorable geologic structure, minor or no erosion		●		
	Generally Stable	47 Generally stable Favorable geologic structure, minor or no erosion, no landslides		●		
		48 Generally stable Broad beach areas, developed harbor	●	●		
All Other Conditions	Variable Stability	51 Level mesas -- underlain by terrace deposits and bedrock nominal risk	●			
		52 Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk		●		
		53 Level or sloping terrain, unfavorable geologic structure, Low to moderate risk		●	●	
		54 Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate risk			●	
		55 Modified terrain (graded sites) Nominal risk	●			

Table 2-B

Building Type/Land Use Group	
Group I	Nuclear Facilities, Large Dams and Regional Electrical Power Generation Plants
II	Hospitals; Fire, Police, Emergency Communication Facilities; Critical Transportation Elements, such as Bridges, Overpasses; Smaller Dams; Important Utility Centers
III	Schools, Churches, Large or Highrise Buildings, or Other Places Normally Attracting Large Concentrations of People, such as Civic Buildings, Large Commercial Structures, Most Roads, Other Utilities, Grading
IV	Residential (Single-Family Residences, Apartments, etc.) Most Commercial and Minor Public Structures
V	Most Industrial, Other Minor Commercial (Warehouses, Wharves, Docks, Marinas)
VI	Agriculture, Parks, Open Space

Table 2-C Required Geotechnical Study

RELATIVE RISK	HAZARD CATEGORY	SOIL INVESTIGATION	GEOLOGIC RECONNAIS-SANCE	GEOLOGIC INVESTIGATION
MODERATE TO HIGH	11, 13, 21, 31, 41	I-V	--	I-VI
LOW TO MODERATE	12, 22-27, 32, 42-48, 53, 54	I-V	VI	I-V
NOMINAL TO LOW	51, 52, 55	I-V	IV	I-III

Follow this procedure to determine which level of geotechnical study is required by the City for Land-Planning and Land-Development permits:

1. Referring to the Index (Sheet 1), find the map sheet number containing your site. Turn to the proper map sheet and locate your site.
2. From the map, determine the Hazard Category for your site. The Hazard Category is identified by a specific number (11 thru 55) and color code. Refer to Table 2-A for a description of the Hazard Category and the relative risk assigned to the suspected type of Hazard.
3. Determine the Building Type/Land Use Group for your project per Table 2-B.
4. Referring to Table 2-C, determine the required geotechnical study for the Building Type/Land Use Group and Hazard Category at your site.

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Sheet 2

Figure 5.8-6
Seismic Safety Study: Planning and Development Permits

There are Category 31 Geologic Hazards in the vicinity of the River including the floodway and areas immediately surrounding the floodway. There are also Category 24 areas located along the upland slopes on either side of the River that would generally be within the RIA. Category 24 areas are characterized by slide-prone Friars Formation that may have an unfavorable geologic structure.

- Figures 5.8-4 and 5.8-5 generally correspond to the Gorge and Plateau Reaches. No Category 11 or 12 fault zones are identified within these reaches. There are Category 31 Geologic Hazards in the vicinity of the River including the floodway and areas immediately surrounding the floodway. Category 24 areas are located along the upland slopes on either side of the River that would generally be within the RIA.

River Corridor Area

The Master Plan Design Guidelines and Reach Recommendations for the RCA propose construction of elements for recreational opportunities including the River Pathway pedestrian trails and overlooks. Future actions described in Chapter 3, "Project Description," associated with the Reach Recommendations and Design Guidelines within the RCA would not include elements that would expose people to seismic hazards because no new inhabitable structures such as residential or commercial development are proposed in accordance with the Master Plan.

However, it is possible that seismic events within local fault zones would be capable of damaging structures such as the multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms implemented in the RCA. Construction of these facilities could occur within areas identified as susceptible to seismic hazards in accordance with the City Geologic Hazards Mapping Program. Adoption of the Master Plan and implementation of the Design Guidelines would not result in significant impacts because no specific projects are proposed by the Master Plan or the Design Guidelines. However, proper design and practices, in accordance with state and City regulations, and subsequent geotechnical studies would need to be included in the grading, site preparation, and construction of these structures to minimize potential damage from seismic activities. The types of facilities implemented through the Reach Recommendations and Design Guidelines are considered Building Type/Land Use Group VI by the San Diego Seismic Safety Study. A geologic reconnaissance is required for Building Type/Land Use Group VI when the relative risk is low to moderate, and a Geologic Investigation is required when the relative risk is moderate to high. As discussed above, Geologic Hazard Categories within the anticipated RCA include Category 12 – Potentially Active Fault Zones and Category 31 – High Potential for Liquefaction. These Geologic Hazard Categories have a moderate to high relative risk. Future structures in the RCA would likely be built in at least Category 31 areas because of the floodway and surrounding upland areas. Structures may also be located near or within the Category 12 fault zones. Therefore, it is likely that the design and grading for future structures in the RCA (following the Design Guidelines and Reach Recommendations in accordance with the Seismic Safety Study) would require a geologic reconnaissance and/or a geologic investigation. As a result, the Mitigation Framework identified below for Impact GEO-1 would need to be implemented prior to obtaining grading permits for future action implemented in accordance with Reach Recommendations and Design Guidelines. Also, a site-specific geotechnical investigation would be completed in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports. Engineering design specifications based on project-level grading and site plans would be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions. A description of the existing City regulations as well as policies from the Design Guidelines, Community Plan Amendments, and

Municipal Code Amendment that relate to minimizing geologic hazards are listed in the Mitigation Framework for Impact GEO-1.

River Influence Area

Future actions, described in Chapter 3, "Project Description," associated with the Reach Recommendations and Design Guidelines within the RIA would not include elements that would expose people to seismic hazards because the intent of the Design Guidelines for the RIA is to provide guidelines for future development and not to create new inhabitable structures such as residential or commercial development. However, it is possible that seismic events within local fault zones would be capable of damaging structures such as the pedestrian trails that could be future projects implemented within the RIA. Construction of these pedestrian trails could occur within areas identified as susceptible to seismic hazards in accordance with the City's Geologic Hazards Mapping Program (see discussion above for the RCA). Pedestrian trails within the RIA could involve development of facilities on slopes that extend from development to connect with the Path Corridor in the RCA. Therefore, proper design and practices, in accordance with state and City regulations, and subsequent geotechnical studies would need to be included in the grading, site preparation and construction of these structures to minimize potential damage from seismic activities. Construction of these facilities within areas susceptible to seismic activity, including liquefaction and ground failure, would be a potentially significant impact.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance /Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

The River Subdistrict of the Mission Valley PDO would be amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan. Public and private projects within the PDO River Subdistrict are required to undergo a discretionary review process and apply for a Mission Valley Development Permit. Currently, the PDO includes regulations regarding development on slopes, which would prevent loss, injury, or death from slope failure. The amendment provides additional regulations regarding grading on slopes within the RCA. These additional regulations would help reduce potential geologic hazards regarding slope failure and would not conflict with the regulations of the existing PDO.

The Navajo CPIOZ (Chapter 13, Article 2, Division 14) provides supplemental development regulations that are tailored to specific sites within community plan areas of the City. The Navajo Community Plan has a CPIOZ type A and B as shown on Diagram 132-14E (Map No. C-779). The existing map in the Overlay Zone would be amended to include the San Diego River Subdistrict, Type B to implement the Master Plan. The CPIOZ would be amended to include supplemental regulations for development within the RCA and RIA in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit. These amendments to the CPIOZ would not affect or change any regulations of the existing CPIOZ related to geologic hazards.

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO and the Navajo CPIOZ would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. Therefore, it is possible that seismic events within local fault zones would be capable of damaging structures such as the pedestrian pathways and trails that could be future projects

implemented within the RIA. Construction of these facilities within areas susceptible to seismic activity, including liquefaction and ground failure, would be a potentially significant impact.

Subarea 3 of the MTDDODM would be amended to revise current language that conflicts with Master Plan goals and to include regulations to guide all development within and adjacent to the River in Subarea 3. In addition, Chapter 13, Article 2, Division 12 of the Municipal Code, the Mission Trails Design District, would be amended to revise the current language that conflicts with the goals of the Master Plan, add new implementation language, and require discretionary review for all future projects in the RCA/RIA. Currently, the MTDDODM does not list specific regulations regarding geologic hazards in Mission Valley, and the amendment also would not provide new regulations regarding geologic hazards. Therefore, no impacts from exposure of people or structures to geologic hazards would result with implementation of the MTDDODM amendment.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan would amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. Currently, the Mission Valley Community Plan includes guidelines related to geological hazards in its Open Space Element. The plan includes an objective to "preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment and protect biological resources." The plan also includes a proposal under the Urban Design Element for review of geological resources and geologic hazards as part of future project review. Implementation of the Master Plan would not conflict with these guidelines. Therefore, no impacts from exposure of people or structures to geologic hazards would result with implementation of the Mission Valley Community Plan Amendment.

Tierrasanta Community Plan

The Master Plan would amend the Tierrasanta Community Plan to adopt the Master Plan as the policy document for the River area. Currently, the community plan does not list any specific guidelines or policies regarding geologic hazards. The amendment does not include specific guidelines or policies regarding geologic hazards. Therefore, no impacts from exposure of people or structures to geologic hazards would result with implementation of the Tierrasanta Community Plan Amendment.

East Elliot Community Plan

The Master Plan would amend the East Elliott Community Plan to adopt the Master Plan as the policy document for the River area. Currently, the community plan does not list any specific guidelines or policies regarding geologic hazards. The amendment would not include specific guidelines or policies regarding geologic hazards as well. Therefore, no impacts from exposure of people or structures to geologic hazards would result with implementation of the East Elliot Community Plan Amendment.

Navajo Community Plan

The Master Plan would amend the Navajo Community Plan to adopt the Master Plan as the policy document for the River area. The River Park would be identified as the guiding policy document for

public and private development within the RCA/RIA for the Navajo community. Currently, the community plan includes guidelines and policies regarding geologic hazards as discussed below.

Within the introduction to the Community Plan, the existing plan recognizes that the community includes land areas with unstable geologic conditions that can be responsible for groundwater seepage and landslides. The plan states that "[m]easures should be taken when development is proposed in these areas that would reduce the geological hazard impacts to a level of insignificance. One such measure is the application of the Geologic Hazard Overlay category. The overlay identifies areas that, where such soil conditions exist, the developer is to provide an as-built geologic report prior to issuance of building permits by the City, and is required to provide homeowner warranties against landslides for a period of ten years following the first sale of any developed property." Another guideline of the community plan is included in the Open Space Retention and Utilization chapter. This chapter suggests that open space would be used to minimize development in areas subject to geological hazards such as earth slippage and landslides.

The community plan also includes a descriptive list of proposals that includes means of and responsibility for implementation. Included in this list is a proposal to implement geologic hazard area controls for future residential projects. The actions of this proposal are the responsibility of the City to enforce policy in working with owners and developers and to monitor implementation.

Each of the Community Plan amendments includes supplemental development regulations regarding grading. The amendment states, "[t]he floodway area shall be graded in conformance with the MSCP Land Use Considerations and Chapter 14, Article 3, Division 1 of the LDC (ESL Regulations). Within the 35-foot Path Corridor grading shall avoid long, continuous engineered slopes with hard edges. Provide gradual transitions at the top and bottom of the slopes. All slopes to be appropriately stabilized and revegetated with native plants found in the immediate vicinity." These regulations would help reduce potential geologic hazards from construction of new development and would not conflict with the existing regulations and guidelines of the existing community plan. Therefore, no impacts from exposure of people or structures to geologic hazards would result with implementation of the Navajo Community Plan Amendment.

Significance of Impact

GEO-1: It is possible that seismic events within local fault zones would be capable of damaging structures such as the multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms that could be future projects implemented within the RCA. Construction of these facilities could occur within areas identified as susceptible to geologic hazards in accordance with the City Geologic Hazards Mapping Program. This would be a significant impact.

Mitigation Framework

GEO-1: All subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA, shall be required to adhere to the City's Seismic Safety Study and the Municipal Code, as well as the CBC to avoid or reduce geologic hazards. Measures designed to reduce potential geologic hazards that may be implemented at the project level as required by the General Plan, Municipal Code, Seismic Safety Study, and Community Plans are listed below.

San Diego Seismic Safety Study

The types of facilities implemented through the Reach Recommendations and Design Guidelines are considered Building Type/Land Use Group VI by the San Diego Seismic Safety Study (Table 2B). According to Table 2C of the Seismic Safety Study a geologic reconnaissance is required for Building Type/Land Use Group VI when the Relative Risk of construction within a Geologic Hazard Category is low to moderate, and a Geologic Investigation is required when the relative risk is moderate to high. The relative risk of development within each Geologic Hazard Category is shown in Table 2A of the Seismic Safety Study. Geologic Hazard Categories within the anticipated RCA/RIA include but are not limited to Category 12 – Potentially Active Fault Zones and Category 31 – High Potential for Liquefaction. These Geologic Hazard Categories have a moderate to high relative risk. Future structures in the RCA would likely be built in at least Category 31 areas because of the floodway and surrounding upland areas. Structures may also be located near or within the Category 12 fault zones. Therefore, it is likely that the design and grading for future structures in the RCA (following the Design Guidelines and Reach Recommendations in accordance with the Seismic Safety Study) would require a geologic reconnaissance and/or a geologic investigation.

Prior to obtaining building permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific geotechnical investigation shall be completed in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports and the Seismic Safety Study. In accordance with the Seismic Safety Study, a report of the geotechnical condition is required to be prepared prior to obtaining a Building Permit for sites where geologic hazards are suspected. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego's "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-177773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of project and anticipated method of construction, which shall be described in the report. Regardless of the requirements of Table 145.1802 (See Figure 5.8-6 of PEIR), the Building Official shall require a geologic reconnaissance report or a geologic investigation report for a site if the Building Official has reason to believe that a geologic hazard may exist at the site.

Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions. Measures would need to be identified to address potential seismic activity and liquefaction. Potential measures that could be incorporated into future project designs to address these hazards include, but are not limited to:

- Liquefaction – Liquefiable soils to be removed and site surcharged with stable soils.
- Seismic Activities – Structures to be designed in accordance with the California Building Code.

Existing City of San Diego General Plan Policies

Each local government is required by California Government Code Section 65302(g)(1) to prepare and adopt a Safety Element as a component of its general plan. Policies PF.Q.1 and PF.Q.2 (included in Regulatory Setting above) under the Public Facilities, Services, and Safety

Element section of the General Plan include measures to protect public health and safety through the application of effective seismic, geologic, and structural considerations. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with seismic hazards through implementation of all policies under the Public Facilities, Services, and Safety Element section of the General Plan. General measures that may be implemented to preclude or reduce geologic hazard impacts include:

- Adherence to state laws pertaining to structural design requirements to reduce seismic and geologic hazards.
- Preparation of soil and geologic conditions surveys to determine site-specific impacts and mitigation whenever seismic or geologic problems are suspected.
- Consultation with qualified geologists and seismologists to review geologic and seismic studies submitted to the City.
- Current and future planning and other specific land use planning studies required to continue to include consideration of seismic and other geologic hazards.

Municipal Code

The Municipal Code provides regulations in Section 143.0101 (Development Regulations for Steep Hillsides and Development Regulations for Sensitive Coastal Bluffs), Section 144.0220(Soils and Geologic Reports Required), Section 145.1801(Local Modifications and Additions to Chapter 18 "Soils and Foundations" of the 2007 California Building Code, Local Additions to Section 1802 "Foundation and Soils Investigations" of the California Building Code, and Local Additions to Section 1805 "Footings and Foundations" of the 2007 California Building Code), and Section 145.3701 (Preparation and Content of a Structural Survey and Engineering Report). Individual projects both ministerial and subject to discretionary review implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with seismic and geologic hazards through implementation of all regulations concerning geologic hazard prevention under Municipal Code Section14. This regulation includes the following:

- Requirement of a preliminary soils report for all subdivisions and, dependent upon the city engineer's determination,
- Preparation of a geological reconnaissance report and a final engineering geology report shall be required.
- Compliance with the Steep Hillside Guidelines in the Land Development Manual for development that proposes encroachment into a steep hillside with various local conditions taken into account.
- Evaluation of a Structural Survey and Engineering Report, when required, to estimate a structure's ability to resist forces imposed by an earthquake and prevent structural failure.

Mission Valley Community Plan

Policies under the Hillside subsection of the Open Space Element and Urban Design Element of the Mission Valley Community Plan currently include measures to insure public safety from geologic hazards. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with geologic hazards through

implementation of all policies under the Open Space and Urban Design Element sections of the Mission Valley Community Plan. These policies include the following:

- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.
- Review historic sites, archeological resources, and geological and paleontological resources; geologic hazards shall be included as part of project review.

Navajo Community Plan

The Navajo Community Plan includes measures under the Physiography, Open Space Retention and Utilization, and Implementation chapters intended to reduce geological hazard impacts. Individual projects implemented pursuant to the Master Plan will be required to demonstrate the avoidance of significant impacts associated with geologic hazards through implementation of all measures under the Community Plan. These measures include the following:

- Application of a Geologic Hazard Overlay to identify areas that, where such soil conditions exist, the developer is to provide an as-built report prior to issuance of building permits by the City, and is required to provide homeowner warranties against landslides for a period of 10 years following the first sale of any developed property.
- Minimization of development in areas subject to geological hazards such as earth slippage and landslides.
- Implementation of the geological hazard area controls including enforcement of policy in working with Planning Department owners and developers and monitoring implementation.

Each of the community plan amendments involves a new San Diego River Park Subdistrict chapter, which includes an additional measure under the Development Regulations section regarding development on slopes within the RCA. This section includes the following:

- The floodway area shall be graded per Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas).
- The 35' Path Corridor shall be graded to avoid long, continuous engineered slopes with hard edges.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to geologic hazards such as earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 2: Would Master Plan land uses increase the potential for erosion of soils on or off site?

Impact Thresholds

The City of San Diego's 2011 Significance Determination Thresholds include guidelines for determining potentially significant geologic hazard impacts related to erosion of soils on or off site. Based on these thresholds, impacts on geology and soils are considered significant if the Master Plan would:

- Result in a substantial increase in wind or water erosion of soils, either on or off the site.

Impact Analysis

Master Plan

River Corridor Area

The Master Plan Design Guidelines and Reach Recommendations for the RCA propose construction of elements for recreational opportunities including the River Pathway pedestrian trails and overlooks. It is possible that structures such as the multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms that could be future projects implemented within the RCA in associated with Reach Recommendations and Design Guidelines could result in an increase in impervious surfaces and create a permanent change to topographic and drainage characteristics of the project site. Long term changes to the topography of the site that may affect on- and offsite drainage could potentially increase the potential for erosion into other areas within the River Valley. Therefore, the proposed grading plans and location of the facilities would require proper design in accordance with state and City regulations and subsequent geotechnical studies to minimize the potential for long term erosion impacts that would affect downstream resources. Construction of these facilities and the associated potential for increasing erosion in the River Valley would be a potentially significant impact.

River Influence Area

Pedestrian paths within the RIA proposed in accordance with the Reach Recommendations and the Design Guidelines could involve development of pedestrian paths on slopes that extend from development to connect with the Path Corridor in the RCA. Development of pathways on slopes within the RIA could result in an increase in impervious surfaces and create a permanent change to topographic and drainage characteristics of the project site. Long term changes to the topography of the site that may affect on- and offsite drainage could potentially increase the potential for erosion into other areas within the River Valley. Therefore, the proposed grading and location of the facilities would require proper design in accordance with state and City regulations and subsequent geotechnical studies to minimize the potential for erosion. Construction of these facilities and the associated potential for increasing erosion in the River Valley would be a potentially significant impact.

Master Plan Policies

The Master Plan policies that relate to minimizing impacts related to erosion are listed below. Implementation of these policies would reduce impacts to a degree, but cannot guarantee that all

future project-level impacts would be avoided or mitigated to a less-than-significant level. Because the degree of impact and applicability, feasibility, and success of these measures cannot be accurately predicted for each specific project at this time, the program-level impact related to erosion and is considered significant and unavoidable.

- Master Plan Section 4.3.2.1, 100 Year Floodway: The use of gabions and native stone on river sides to dissipate flows would include design features to provide for or preserve wildlife habitats and wildlife movement corridors.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/Mission Trails Design District Ordinance and Design Manual

The River Subdistrict of the Mission Valley PDO has been amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan. Most public and private projects within the PDO River Subdistrict are required to undergo a discretionary review process and apply for a Mission Valley Development Permit. Currently, the PDO lists specific regulations regarding erosion of slopes in Mission Valley. One of these regulations states that erosion would be controlled by minimizing the area of slope disturbance and coordinating the timing of grading, resurfacing, and landscaping where disturbance does occur. Another regulation states that sites for industrial activities require reclamation plans that control erosion, where feasible, in accordance with Chapter 14 of the LDC. The amendment does not modify the existing policies or provide new regulations regarding erosion.

The Navajo CPIOZ provides supplemental development regulations that are tailored to specific sites within community plan areas of the City. The Navajo Community Plan has a CPIOZ type A and B as shown on Diagram 132-14E (Map No. C-779). The existing map in the Overlay Zone has been amended to include the San Diego River Subdistrict, type B to implement the Master Plan. The CPIOZ would be amended to include supplemental regulations for development within the RCA and RIA in accordance with the Master Plan. Development subject to the CPIOZ would require approval of a Process Three Site Development Permit.

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO and the Navajo CPIOZ would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. Therefore, it is possible that future projects implemented within the RIA in association with the Mission Valley PDO and Navajo CPIOZ Development Regulations could increase impervious surfaces and cause erosion within the River Valley. Construction of these facilities would be a potentially significant impact related to increased erosion.

Currently, the MTDDODM does not list specific regulations regarding erosion in Mission Valley, and the amendment also would not provide new regulations regarding erosion. Therefore, amendments to the MTDDODM would not result in significant impacts related to increased erosion.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan would amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. Specifically, the San Diego River Park subsection of the Open

Space Element of the Mission Valley Community Plan would be amended to establish the River Park as a resource-based park within the Mission Valley Community. Currently, the community plan includes specific guidelines regarding erosion control under its Land Use, Open Space, Conservation, and Urban Design Elements. These guidelines include erosion control measures such as practicing erosion control techniques when grading; utilizing ground cover vegetation to control runoff; use of filter fabric fences, heavy plastic earth covers, etc. to control runoff during construction; incorporating sedimentation ponds; and preservation of steep slopes with geological instability to ensure public safety. Implementation of the Master Plan would not conflict with these guidelines and would recommend that future development in the RCA/RIA that considers design measures to reduce the potential for erosion. Therefore, no impacts related to erosion would result with implementation of the Mission Valley Community Plan Amendment.

Tierrasanta Community Plan

The Master Plan would amend the Tierrasanta Community Plan to adopt the Master Plan as the policy document for the River area. Specifically, the Tierrasanta Community Plan would be amended to establish the River Park as a resource-based park within the Tierrasanta Community. Currently, the community plan includes specific guidelines regarding erosion control under its Community Facilities and Urban Design Elements. These guidelines include installation of drainage facilities to control runoff, slope preparation to protect natural areas from disturbance due to erosion or trampling, and planting and maintenance of natural groundcover on all created slopes. Implementation of the Master Plan would not conflict with these guidelines and would only recommend that development in the RCA/RIA consider design measures to reduce the potential for erosion. Therefore, no impacts related to erosion would result with implementation of the Tierrasanta Community Plan Amendment.

East Elliot Community Plan/Navajo Community Plan

Currently, the East Elliot and Navajo community plans do not list any specific guidelines or policies regarding erosion. The amendment would not include specific guidelines or policies regarding erosion as well. In addition, the Master Plan would only recommend that future development in the RCA/RIA consider design measures to avoid geologic hazards including erosion. Therefore, no impacts related to erosion would result with implementation of the East Elliot of the Navajo Community Plan Amendment.

Significance of Impact

GEO-2: It is possible that future projects developed within the RCA/RIA in accordance with Reach Recommendations and Municipal Code Amendments could result in an increase in impervious surfaces and the removal of vegetative cover, generally increasing the potential for erosion into offsite areas within the River Valley. Construction of these facilities and the associated potential for increasing erosion in the River Valley would be a potentially significant impact.

Mitigation Framework

GEO-2: To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA/RIA in association with Reach Recommendations and Municipal Code Amendments, shall adhere to the City's design regulations, grading, and construction practices as well as to the CBC to avoid or reduce geologic hazards to the satisfaction of the City Engineer.

Prior to obtaining grading permits for future actions implemented in accordance with Reach Recommendations, Design Guidelines, and Municipal Code Amendments a site-specific geotechnical investigation shall be completed as necessary in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions satisfactory to the City Engineer. Measures designed to reduce erosion at the project level shall include the following:

- Control erosion by minimizing the area of slope disturbance and coordinate the timing of grading, resurfacing, and landscaping where disturbance does occur.
- On sites for industrial activities require reclamation plans that control erosion, where feasible, in accordance with the LDC.
- Control erosion caused by storm runoff and other water sources.
- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.
- Replant with native, drought-resistant plants to restore natural appearance and prevent erosion.
- Practice erosion control techniques when grading or preparing building sites.
- Utilize ground cover vegetation when landscaping a development in a drainage area to help control runoff.
- Incorporate sedimentation ponds as part of any flood control or runoff control facility.
- During construction, take measures to control runoff from construction sites. Filter fabric fences, heavy plastic earth covers, gravel berms, or lines of straw bales are a few of the techniques to consider.
- Phase grading so that prompt revegetation or construction can control erosion. Only disturb those areas that will later be resurfaced, landscaped, or built on. Resurface parking lots and roadways as soon as possible, without waiting until completion of construction.
- Promptly revegetate graded slopes with groundcover or a combination of groundcover, shrubs, and trees. Hydro-seeding may substitute for container plantings. Groundcovers shall have moderate to high erosion control qualities.
- Where necessary, design drainage facilities to ensure adequate protection for the community while minimizing erosion and other adverse effects of storm runoff to the natural topography and open space areas.
- Ensure that the timing and method of slope preparation protects natural areas from disturbance due to erosion or trampling. The final surface shall be compacted and spillovers into natural areas shall be avoided.
- Plant and maintain natural groundcover on all created slopes.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this

PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to an increase in the potential for erosion of soils on or off site remains significant and unavoidable, even with adherence to the Mitigation Framework.

Section 5.9 Paleontological Resources

5.9.1 Introduction

Paleontology is the science dealing with prehistoric plant and non-human animal life that is generally over 10,000 years old. This section discusses the paleontological conditions within the Master Plan Study Area and existing regulations, describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA, and proposes mitigation for those impacts where feasible. More specifically the purpose of this section is to identify paleontological resources present within either the RCA or the RIA in order to evaluate the opportunities and constraints as they relate to the potential development of the RCA/RIA. This information is based on review of Kennedy and Tang's 2008 *Geological Map of the San Diego 30' x 60' Quadrangle, California*.

5.9.2 Existing Conditions

Environmental Setting

The River can be characterized as a linked series of six reaches traditionally distinguished by hydrologic characteristics, which are based upon distinctive topographical conditions, and spatial experiences. These reaches include the Estuary (extending from the Pacific Ocean to I-5), Lower Valley (I-5 to I-15 and including Qualcomm Stadium), the Confluence (I-15 to Friars Road Bridge), the Upper Valley (extending from Friars Road Bridge to Mission Trails Regional Park), the Gorge (within Mission Trails Regional Park), and the Plateau (Mission Trails Regional Park to City of Santee).

The Master Plan Study Area is topographically diverse consisting of a major river valley, canyons, steep valley walls, rolling hills, and relatively flat mesa areas. Elevations in the west range from sea level to about 40 feet above mean sea level near I-15. In the east elevations rise to roughly 300 feet above mean sea level through Mission Trails Regional Park and continue that way to the City of Santee. The Master Plan Study Area lies within the Coastal Plain and Mountain Valley sub-provinces of the Peninsular Ranges Physiographic Province. The western portion (Estuary, Lower Mission Valley, Confluence, and Upper Mission Valley) and eastern section (Plateau) can be classified as part of the coastal plain, while mountain-valley type terrain is found where the Master Plan Study Area runs through Mission Trails Regional Park (Gorge). Topographic profiles along the Master Plan Study Area alignment can be broken up into two sections: the western section (Estuary, Lower Mission Valley, and Confluence) is relatively flat and level, while the eastern section (Upper Mission Valley, Plateau, and Gorge) exhibit greater topographical variation.

Regional Paleontological History[1]

Paleontological resources are the remains and/or traces of prehistoric life, exclusive of human remains, and including the localities where fossils were collected and the sedimentary rock formations from which they were obtained or derived. The defining character of fossils is their geologic age. Fossils or fossil deposits are generally regarded as older than 10,000 years, the

[1] Much of this section is based on the *County of San Diego Guidelines for Determining Significance of Paleontological Resources* (2007, modified 2009).

generally accepted temporal boundary marking the end of the last late Pleistocene glacial event and the beginning of the current period of climatic amelioration of the Holocene.

Preservation of organic remains is rare, requiring a unique combination of physical and biological factors. Skeletal tissue with a high percentage of mineral matter is the most readily preserved; soft tissues not intimately connected with the skeletal parts are least likely to be preserved. For this reason the fossil record contains a biased selection not only of types of organisms but also of parts of organisms. For example, two groups of abundant organisms in shallow marine environments are bivalve and gastropod mollusks and polychaete worms. However, whereas mollusks, with their calcium carbonate shells, are the dominant fossils in many marine formations, the polychaete worms are barely recognized in fossil deposits. The same can be said of vertebrate fossils. For example, much of the paleontological knowledge about mammals is based on teeth alone, the teeth being generally more durable than other parts of the skeleton. The best preserved fossils are of those organisms that lived within a sedimentary depositional environment or were buried by sediment shortly after death, thus partially insulating them from destructive chemical and physical processes.

Fossil remains commonly include marine shells; bones and teeth of fish, reptiles, and mammals; leaf assemblages; and petrified wood. Fossil traces include internal and external molds (impressions) and casts. Trace fossils (i.e., ichnofossils) include evidence of past activities of fossil organisms, such as footprints and trackways, burrows and boreholes, coprolites, nests, and (packrat) middens. Fossils, fossil traces, and trace fossils are found in the sedimentary rocks and unconsolidated sediments of natural ancient environments such as the oceans, rivers, lakes, deltas, beaches, and lagoons.

A geologic formation is a body of rock identified by its lithic characteristics (e.g., grain size, texture, color, mineral content) and stratigraphic position. Formations are mappable at the Earth's surface or traceable in the subsurface and are formally named and described in the geologic literature. The fossil content may also be a characteristic of a formation. There is a direct relationship between fossils and the geologic formations within which they are enclosed; therefore, with sufficient knowledge of the geology and stratigraphy of a particular area and the paleontological resource potential, it is possible to reasonably predict where fossils might or might not be found. This is the case in San Diego County where a general overview of the geologic setting provides a basis for reasonably predicting the location of paleontological resources. The County is underlain by a number of distinct geologic rock units (i.e., formations) that record portions of the past 450 million years of Earth's history. In general, time periods late in geologic history are better represented than periods further back in time because the younger rocks are less likely to have been eroded away or metamorphosed. In San Diego County, the geologic record is most complete for parts of the past 75 million years, represented by the Cretaceous Period, the Eocene, Oligocene, and Pliocene Epochs of the Tertiary Period, and the Pleistocene Epoch of the Quaternary Period.

San Diego County is located along the Pacific Rim, an area characterized by island arcs with subduction zones forming mountain ranges and deep oceanic trenches, active volcanoes, and earthquakes. During the Mesozoic Era subduction of the ancient oceanic plate under the continental plate created an archipelago of volcanic islands in the San Diego area. The heat caused by the subduction produced massive volumes of magma that either erupted at the surface forming volcanic rocks or congealed deep in the Earth's crust to form plutonic rocks (e.g., granite). This resulted in the creation of the plutonic rocks now exposed in the mountainous central part of the County. Subsequent heating also metamorphosed the volcanic and sedimentary rocks of the arc as well as

the older Paleozoic rocks, forming the foothills of the western part of the ranges. Continuing subduction of the oceanic plate under the continent caused uplifting and erosion that unroofed the deeply buried plutonic rocks to form a steep and rugged mountainous coastline. Younger Mesozoic and Cenozoic sedimentary rocks have buried these older rocks west of the mountains, while a thick accumulation of Cenozoic sedimentary rocks including layers of lava and ash has filled the basins east of the mountains.

During the Cenozoic Era, a tectonic spreading center began to separate the southwestern part of North America, including San Diego County, from the rest of the continent. The spreading center formed the Gulf of California and the Salton Trough Region. The slow northwestward movement of San Diego County caused intermittent uplift with subsequent erosion, as well as down warping with subsequent deposition of thick accumulations of sediments.

Recorded in these Cenozoic sedimentary rocks are conditions of higher rainfall and subtropical climates that supported coastal rain forests with exotic faunas and floras, periods of extreme aridity and volcanism, sea level fluctuations (oceanic inundations and retreats), a great Eocene river and delta, and the formation of new seaways.

As is discussed in Section 5.8, "Geology and Soils," the formations that occur along the River Corridor include:

- River Alluvium, along the River Valley, in deposits up to 200 feet thick; these sediments are generally younger than 10,000 years old and are, therefore, unlikely to contain fossils.
- Unnamed River Terrace Deposits, of Quaternary Age flank the River at several elevations in Mission Valley; these river terrace deposits are anywhere from 10,000 to 500,000 years old.
- Unnamed Marine Terrace Deposits, elevated marine terraces, which are uplifted sea floors, and their associated marine and non-marine sedimentary covers; the lower marine terraces known as "unnamed marine terrace deposits" are about 80,000 to 180,000 years old; they occur within the Estuary Reach of the Master Plan Study Area nearest the coast.
- Lindavista Formation, consists of sandstone and conglomerate deposited in near-shore marine, beach, and non-marine environments; within the Master Plan Study Area, this formation occurs within the Estuary and Lower Valley Reaches, where it dates from c. 300,000 to 1,500,000 years ago.

5.9.3 Regulatory Setting

The following federal, state and local regulations address paleontological resources. A number of federal statutes (e.g., Antiquities Act of 1906 [16 USC 431-433] and Federal-Aid Highway Act of 1935 [20 USC 78]) specifically address paleontological resources, their treatment, and funding for mitigation as a part of federally authorized or funded projects. Under California law, paleontological resources are protected by CEQA; the California Code, Title 14, Division 3, Chapter 1, Sections 4307 and 4309; and PRC Section 5097.5.

5.9.4 Impacts

This section describes the overall environmental impacts based on a qualitative assessment of reasonably foreseeable effects of the adoption of the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an

impact would be significant. Measures to mitigate, i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for significant impacts, accompany each impact discussion.[2]

Possible impacts on paleontological resources from implementation of the Master Plan are addressed below. This discussion includes issues such as the type of paleontological resource; the type of impacts it might suffer; and how to avoid, minimize, or mitigate for those impacts. Mitigation is provided, as appropriate, that would reduce the potential for future adverse impacts from resulting projects. Project-level impacts associated with future projects implemented in accordance with the Master Plan, and associated paleontological resources analysis, would be subject to environmental review under CEQA.

Issue 1: Would the Master Plan result in the loss of paleontological resources?

Impact Thresholds

A significant impact could result if future Master Plan implementation were to occur where there are formations with medium to high sensitivity fossil-bearing potential. In accordance with City 2011 Significance Thresholds and the City 2002 Paleontology Guidelines a project would have a significant impact if the project would:

- Require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit; or
- Require over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit; and
- Require excavation that will be at a depth of 10 feet or more

Resource potential discussed in these thresholds is based on the Paleontological Monitoring Determination Matrix presented in Table 5.9-1.

Table 5.9-1. Paleontological Monitoring Determination

Geological Deposit/ Formation/Rock Unit	Potential Fossil Localities	Sensitivity Rating
Alluvium (Qsw, Qal, or Qls)	All communities where unit occurs	Low
Ardath Shale (Ta)	All communities where unit occurs	High
Bay Point/Marine Terrace (Qbp)[1]	All communities where unit occurs	High
Cabrillo Formation (Kes)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tt)	All communities where unit occurs	High
Granite Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb)[2]	A. Mira Mesa/Tierrasanta B. All other areas	A. High B. Moderate

[2] Information presented below has come from four primary sources, City of San Diego (2002a) City of San Diego (2008), County of San Diego (2009), and ICF (2011).

Geological Deposit/ Formation/Rock Unit	Potential Fossil Localities	Sensitivity Rating
Lusardi Formation (Kl)	A. Blank Mountain Rancho/Lusardi Canyon Poway/Rancho Santa Fe B. All other areas	A. High B. Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tm, Tmss, Tmse)	A. Rose Canyon B. All other areas where this unit occurs	A. High B. Moderate
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	A. Scripps Ranch/Tierrasanta B. All other areas	A. High B. Moderate
River/Stream Terrace Deposits (Qt)	A. South Eastern/Chollas Valley/ Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro B. All other areas	A. Moderate B. Low
San Diego Formation (Qsd)	All communities where unit occurs	High
Santiago Peak Volcanics (Jsp) A. Metasedimentary B. Metavolcanic	A. Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/ Mira Mesa/Peñasquitos B. All other areas	A. Moderate B. Zero
Scripps Formation (Isd)	All communities where unit occurs	High
Stadium Conglomerate (Tst)	All communities where unit occurs	High
Sweetwater Formation	All communities where unit occurs	High
Torrey Sandstone (Tl)	A. Black Mountain Ranch/Carmel Valley B. All other areas	A. High B. Low

Sensitivity Rating		**Grading Thresholds for Required Monitoring**
High	=	>1,000 cubic yards and 10 feet+ deep
Moderate	=	>2,000 cubic yards and 10 feet+ deep
Zero-Low	=	Monitoring Not Required

[1]Baypoint—Broadly correlative with Qop 1-8 of Kennedy and Tan (2008) new mapping nomenclature.

[2]Lindavista—Broadly correlative with Qvop 1-13 of Kennedy and Tan (2008) new mapping nomenclature.

Notes:

—Monitoring is always required when grading on a fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit as the project site as indicated on the Kennedy Maps.

—Monitoring may be required for shallow grading (i.e., <10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.

—Monitoring is not required when grading documented or undocumented artificial fill.

San Diego Formation

The San Diego Formation is exposed from Otay Mesa/Ranch to Mission Valley. It is a marine sedimentary deposit dating to the middle or late Pliocene in age (approximately 3 million years old). The formation has rich fossil beds that have yielded extremely diverse assemblages of marine organisms. In addition, rare remains of terrestrial mammals and fossil wood and leaves have been recovered here. This diverse group of fossils represents one of the most important sources in the

world of information on Pliocene marine organisms and environments, and is given high paleontological resource sensitivity.

Mission Valley Formation

This formation is the only Eocene rock unit in southern California to have a radiometric date directly associated with fossil mammal localities. The formation crops out discontinuously from Old Town in the west to Santee in the east. The marine strata of the Mission Valley Formation have produced abundant and generally well-preserved remains of marine microfossils, macroinvertebrates, and vertebrates. Fluvial strata of the formation have produced well-reserved examples of petrified wood and fairly large and diverse assemblages of fossil land mammals. The fact that marine microfossils and land mammals occurred at the same time is extremely important, because it allows for the direct correlation of terrestrial and marine faunal time scales. The Mission Valley Formation represents one of the few instances in North America where such comparisons are possible, and they are assigned high paleontological resource sensitivity.

Friars Formation

The Friars Formation consists of mid-Eocene aged rocks composed mainly of sandstone, siltstone, mudstone, and cobble conglomerate. It is rich in vertebrate fossils, especially terrestrial mammals such as primates, rodents, artiodactyls, and perissodactyls. Well-preserved remains of marine microfossils and macroinvertebrates, and remains of fossil leaves have been recovered from the Friars Formation. The formation crops out from Mission Valley to Santee and Lakeside. This formation is given high paleontological resource sensitivity.

Stadium Conglomerate

The Stadium Conglomerate is made up of two conglomeratic units of late Eocene age that are distinct with regard to both the time period of formation and to the composition of the formation. The two units occur together in some places, but only one may be present in other areas. The formation occurs in Mission Valley and Murphy Canyon. Where it occurs in Murphy Canyon, there have been sparse, but well-preserved remains of rhinoceros, primates, and small mammals. Because of the diverse and well-preserved remains found in this formation, it has been assigned a high resource sensitivity.

Pomerado Conglomerate

The lower portion of the Pomerado Conglomerate has produced remains of fossil terrestrial mammals including primates, protoreondonts, and insectivores. The middle part of the conglomerate has yielded remains of near shore marine mollusks, as well as unidentifiable mammal bone fragments. The upper conglomerate member has yielded a single fragmentary jaw of an unidentified artiodactyl. The Pomerado Conglomerate crops out eastward to Santee, is late Eocene in age, and is assigned moderate sensitivity within the River Corridor.

Santiago Peak Volcanics

The Santiago Peak Volcanics are the oldest rock unit within the Master Plan Study Area (Jurassic). The Santiago Peak Volcanics are comprised of Metasedimentary and Metavolcanic formations. Only the Metasedimentary Formation has the potential to contain fossil remains; however, the Metasedimentary Formations found within the River Corridor have no potential to contain fossil remains and are assigned a zero resource sensitivity.

Granitic Rocks of the Southern California Batholith

Granitic rocks of the mid-Cretaceous Southern California Batholith underlie the Master Plan Study Area through most of the Mission Trails Regional Park and along Mission Gorge Road. Granitic formations have no potential to contain fossil remains and are assigned a zero resource sensitivity throughout the City.

Slope Wash Deposits

Slope wash deposits are mostly loose soil and rock of highly variable composition. Slope wash deposits occur on or below hillsides and mountainsides and consist of low-density soil and rock fragments that have been transported down-slope by gravity or stormwater runoff. The thickest and most extensive deposits of slope wash accumulate near the base of slopes and thin out at higher elevations. Slope wash deposits are present in the bottom of the River Valley and Alvarado Canyon, north of I-8. These deposits may contain fossils, depending on the source of the material, but because they occur out of context their usefulness for paleontological research is limited; therefore, they are a assigned a low resource sensitivity wherever they occur.

Artificial Fill

Artificial fill generally consists of one of the three types depending on location:

- Soil and debris fill in former sand and gravel pits along the River
- Embankments and base course beneath Mission Gorge Road and other streets
- Old rockfill and rocky soil fill beneath Father Junipero Serra Trail

These deposits have no potential to contain fossils and, therefore, zero resource sensitivity.

Landslide Deposits

The landslide materials generally consist of highly disturbed blocks of sandstone and claystone derived from the Friars Formation and the Mission Valley Formation. Several existing landslides are identified along Father Junipero Serra Trail in or near Mission Trails Regional Park (Gorge reach) and on the slopes south of Mission Gorge Road. Because most landslide deposits contain a high paleontological sensitivity and move as a unit, thus retaining their original surrounding context, where they occur within the River Corridor they retain moderate resource sensitivity.

Impact Analysis

Master Plan

Implementation of the Master Plan would not result in direct impacts on paleontological resources because the Reach Recommendation projects and Design Guidelines are not project-level projects, and specific details on location and extent of grading are not included in the Master Plan. Future actions include specific Reach Recommendation projects and implementation of the Master Plan Design Guidelines. These actions are divided between the RCA and the RIA. The features of the RCA and the RIA are described in greater detail in Chapter 3, “Project Description.”

Impacts could occur with any planned project implemented within the RCA/RIA in accordance with the Reach Recommendations and Design Guidelines that disturbs underlying formations that could possibly contain paleontological resources. Certain activities being contemplated, such as the

creation or installation of a wider River channel, grading of the River's banks, braiding the channel, separating the River from ponds, installing gabions, removing exotic species, and planting native species, could all cause impacts on known paleontological resources. These projects could occur within the RCA/RIA. Other potential projects in the adjacent Path Corridor could include grading and drainage improvements associated with the installation of multi-use pathways, interpretive displays, signs, public art, utilities, walls, fences, picnic areas, picnic and shade structures, pedestrian/bicycle trails and paths, pedestrian/bicycle bridges, boardwalks, or overlook platforms. Construction and associated grading for these facilities could occur within formations known to contain paleontological resources in accordance with the City 2011 Significance Determination Thresholds Paleontological Monitoring Determination Matrix shown in Table 5.9-1.Impacts on paleontological resources associated with grading would be potentially significant.

River Corridor Area

Specific Reach Recommendation projects and specific actions from the Design Guidelines would be undertaken in the RCA as described in Chapter 3, "Project Description." Reach Recommendation and Design Guidelines projects within the RCA could include elements that would cause adverse impacts on paleontological resources. Impacts could occur with any planned project that disturbs original in situ formations associated with highly sensitive paleontological deposits. The potential to impact fossils is also directly associated with the context and intensity of the planning project, how deep the excavations would go, how many cubic yards would be excavated, and, of course, the geological formation being disturbed. Some activities being contemplated could include the creation or installation of a wider River channel, grading of the River's banks, braiding the channel, separating the River from ponds, installing gabions, removing exotic species, and planting native species, which would not be likely to impact paleontological resources unless the work involved deep excavations below alluvial deposits. Other potential projects in the RCA could include grading and drainage improvements associated with the installation of multi-use pathways, interpretive displays, signs, public art, utilities, walls, fences, picnic areas, picnic and shade structures, pedestrian/bicycle trails and paths, pedestrian/bicycle bridges, boardwalks, or overlook platforms. Construction of these facilities could occur within areas known to contain sensitive fossil-bearing formations.

River Influence Area

Future actions, described in Chapter 3, "Project Description," in the RIA associated with the Reach Recommendations and Design Guidelines could include elements such as installing bio-swales to decrease the amount of urban runoff from stormwater to increase the quality of stormwater that reaches the River through filtration. Within the RIA the Master Plan proposes Design Guidelines that would be implemented when land is developed. The Design Guidelines serve as guidelines for the design of buildings or structures to enhance the River experience. Buildings and other structures could be erected in association with future development projects, all requiring associated vehicular and pedestrian access, utilities, and parking lots designed in accordance with the Master Plan Design Guidelines. Signs, landscaping, public art, fences, and walls could be installed within future developments in accordance with the Design Guidelines. Public access would be created to link the RIA with the RCA by connecting public sidewalks with multi-purpose paths. Future projects might include the construction of streets to abut the RCA, including curbs, gutters, sidewalks, bulbouts, crosswalks, signals, and lighting that are completed in accordance with the Master Plan Design Guidelines. As with the RCA discussion above, impacts on paleontological resources could occur where activities are planned within high or moderate sensitivity fossil-bearing formations in accordance with the City's 2011 Significance Determination Thresholds Paleontological Monitoring

Determination Matrix shown in Table 5.9-1. Grading and movement of original in situ soils could also expose paleontological remains. Impacts on paleontological resources associated with grading would be potentially significant.

City of San Diego Municipal Code

Mission Valley Planned District Ordinance/Navajo Community Plan Implementation Overlay Zone/*Mission Trails Design District Ordinance and Design Manual*

The Mission Valley PDO, Navajo CPIOZ, and MTDDODM do not specifically mention paleontological resources. As a result implementation of amendments to these regulations would not conflict with the Mission Valley PDO, Navajo CPIOZ, and MTDDODM regarding paleontological resources, and no impact would occur.

The River Subdistrict of the Mission Valley PDO would be amended to establish an RCA and RIA, and to identify development regulations to implement the Master Plan. Most public and private projects within the PDO River Subdistrict are required to undergo a discretionary review process and apply for a Mission Valley Development Permit. Any future project would require discretionary review to determine if the undertaking might have an adverse impact on paleontological resources.

The Navajo CPIOZ provides supplemental development regulations that are tailored to specific sites within community plan areas of the City. As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO and the Navajo Community Plan would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. Therefore, it is possible that the installation of such features could impact paleontological resources, either localities already known or others that would be encountered during construction monitoring.

The MTDDODM does not specifically mention paleontological resources. As a result implementation of amendments to the MTDDODM would not conflict with the MTDDODM regarding paleontological resources and no impact would occur.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan would amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. Currently, the Mission Valley Community Plan includes guidelines related to paleontological resources. Goals of the community plan include locating the paleontological resources within the planning area, and then identifying and preserving paleontological localities. The community plan requires that paleontological resources be reviewed in any discretionary action that would be implemented within the planning area. Implementation of the Master Plan would not conflict with these goals and would only allow future development in the RCA/RIA that considers existing design measures to avoid paleontological resources. Therefore, no impacts on paleontological resources would result with implementation of the Mission Valley Community Plan Amendment.

Tierrasanta Community Plan

The Master Plan would amend the Tierrasanta Community Plan to adopt the Master Plan as the policy document for the River area. The community plan currently does not list any specific

guidelines or policies regarding paleontological resources. The document does, however, acknowledge its responsibilities under CEQA and the City when any discretionary action is proposed. As part of the Master Plan, the River Park would be identified as a resource-based park within the Open Space section of the Tierrasanta Community Plan, which would provide policy direction for public and private development within the RCA/RIA for the Tierrasanta Community. Implementation of the Tierrasanta Community Plan Amendment would not result in any direct impacts on paleontological resources.

East Elliot Community Plan

The Master Plan would amend the East Elliot Community Plan to adopt the Master Plan as the policy document for the River area. As part of the Master Plan, the River Park would be identified as a resource-based park within the East Elliot Community Plan. Future projects in the RCA/Path Corridor/RIA would be subject to the specific development regulations contained within the Subarea 3, River Subdistrict of the MTDDODM. The community plan does not list any specific guidelines or policies regarding paleontological resources. It does mention that in the management of open space areas they would remain undeveloped with disturbance limited to trails and passive recreational uses such as walking, hiking, and nature study that are consistent with preservation of natural resources. By extension, when preserving open spaces, the paleontological resources located there would also be preserved through use of existing trails. Implementation of the East Elliot Community Plan Amendment would not result in any direct impacts on paleontological resources.

Navajo Community Plan

The Master Plan would amend the Navajo Community Plan to adopt the Master Plan as the policy document for the River area. As part of the Master Plan, the River Park would be classified as a resource-based park within the Open Space section of the Navajo Community Plan. The Master Plan would be identified as the policy document for the River area. The community plan does not specifically mention the protection or preservation of paleontological resources. The plan does discuss the importance of open space protection, and so paleontological resources by extension would be involved in these efforts. Implementation of the Navajo Community Plan Amendment would not result in any direct impacts on paleontological resources.

Significance of Impact

PALEO-1: Impacts could occur with any planned project implemented within the RCA/RIA in accordance with the Reach Recommendations and Design Guidelines that disturbs underlying formations that could possibly contain paleontological resources. Construction and associated grading for these facilities could occur within formations known to contain paleontological resources. Impacts on paleontological resources associated with grading would be significant.

Mitigation Framework

PALEO-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City shall determine, based on review of the project application, that future projects are sited and designed to minimize impacts on paleontological resources in accordance with the City Paleontological Resources 2011 Significance Thresholds and 2002 Paleontological Resources Guidelines. Monitoring for paleontological resources required during construction activities would be implemented at the project level and would

provide mitigation for the loss of important fossil remains with future discretionary projects that are subject to environmental review.

Future design of projects as noted below in accordance with the City's Paleontological Resources 2011 Significance Thresholds and City 2002 Paleontology Guidelines shall be based on the recommendations of a project-level analysis of potential impacts on paleontological resources completed in accordance with the steps presented below.

I. Prior to Project Approval

A. The environmental analyst shall complete a project level analysis of potential impacts on paleontological resources. The analysis shall include a review of the applicable USGS Quad maps to identify the underlying geologic formations, and shall determine if construction of a project would:

- Require over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resource potential geologic deposit/formation/rock unit.
- Require over 2,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a moderate resource potential geologic deposit/formation/rock unit.
- Require construction within a known fossil location or fossil recovery site.

Resource potential within a formation is based on the Paleontological Monitoring Determination Matrix.

B. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required.

- Monitoring is always required when grading on a fossil recovery site or a known fossil location.
- Monitoring may also be needed at shallower depths if fossil resources are present or likely to be present after review of source materials or consultation with an expert in fossil resources (e.g., the San Diego Natural History Museum).
- Monitoring may be required for shallow grading (<10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.
- Monitoring is not required when grading documented artificial fill.

When it has been determined that a future project has the potential to impact a geologic formation with a high or moderate fossil sensitivity rating a Paleontological MMRP shall be implemented during construction grading activities .

Significance Level after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures based on the mitigation ratios, and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to the loss of

paleontological resources remains significant and unavoidable, even with adherence to the Mitigation Framework.

Section 5.10 Traffic and Circulation

5.10.1 Introduction

This section addresses potential traffic impacts from implementation of the Master Plan and examines a multi-modal view of potential circulation issues. An inventory of vehicular, pedestrian, bicycle, and transit circulation is provided, an effort that made use of previous studies conducted in areas along or adjacent to the River area. It is important to note that the Master Plan Study Area is influenced by circulation patterns of I-5, I-8, I-805, I-15, SR-163, SR-52, Sunset Cliffs Boulevard, West Mission Bay Drive, Pacific Highway, Morena Boulevard, Fashion Valley Road, Avenida Del Rio, Mission Center Road, Camino Del Este, Qualcomm Way, Ward Road, San Diego Mission Road, West Hills Parkway, and Friars Road. This section is based on a Transportation Assessment prepared by Linscott, Law and Greenspan, Engineers in July 2012 (Appendix F-1). The Master Plan Transportation Inventory is included as Appendix F-2.

5.10.2 Existing Conditions

Environmental Setting

Roadways

The Master Plan Study Area is characterized by interstate highway crossings and by several major roads running parallel and perpendicular to the River Corridor. I-5, SR-163, I-805, SR-52, and I-15 all cross the river within a 6-mile segment. The following arterial roadways, addressed in the transportation assessment, also cross the river: Sunset Cliffs Boulevard, West Mission Bay Drive, Morena Boulevard, Fashion Valley Road, Mission Center Road, Camino Del Este, Qualcomm Way, Ward Road, San Diego Mission Road, and Friars Road. Based on the above information, the following roadway segments, which include roads that cross the River and roadways in the vicinity of the River, were analyzed. These streets are shown in Figure 5.10-1.

Sunset Cliffs Boulevard

- West Point Loma Boulevard to Nimitz Boulevard

West Mission Bay Drive

- Ingraham Street to Sea World Drive
- Sea World Drive to I-8
- I-8 to Sports Arena Boulevard

Morena Boulevard

- I-8 to Linda Vista Road

Fashion Valley Road

- Hotel Circle North to Friars Road

Mission Center Road

- Camino de la Reina to Hazard Center Drive
- Hazard Center Drive to Mission Center Court

Camino Del Este

- Camino del Rio North to Camino de la Reina
- Camino del la Reina to Station Village Lane

Qualcomm Way

- Camino del Rio North to Rio San Diego Drive

Ward Road

- Camino del Rio North to Rancho Mission Road

San Diego Mission Road

- Rancho Mission Road to Nazareth Drive

Friars Road

- Rancho Mission Road to Santo Road
- Santo Road to Riverdale Street

Table 5.10-1 summarizes the existing segment operations. As seen in Table 5.10-1 all segments in the study area for the Transportation Assessment are calculated to currently operate at LOS D or better except the following.

- Sunset Cliffs Boulevard: West Point Loma Boulevard to Nimitz Boulevard (LOS E)
- West Mission Bay Drive: Ingraham Street to Sea World Drive (LOS F)
- West Mission Bay Drive: Sea World Drive to I-8 (LOS F)
- Morena Boulevard: I-8 to Linda Vista Road (LOS E)

Bicycles

Per the Caltrans Highway Design Manual and the City of San Diego Bicycle Master Plan (April 2011), bikeways can be classified into the following four categories.

- **Class I Bike Path—**typically simply called a bike path, provides for bicycle travel on a paved ROW completely separated from any street or highway.
- **Class II Bike Lane—**often referred to as a bike lane, provides a striped and stenciled lane for one-way travel on a street or highway. When properly designed, bike lanes help improve the visibility of bicyclists.
- **Class III Bike Route—**generally referred to as a bike route, provides for shared use with pedestrian or motor vehicle traffic and is identified only by signage. This is recommended when there is enough ROW for bicyclists and motorists to safely pass.

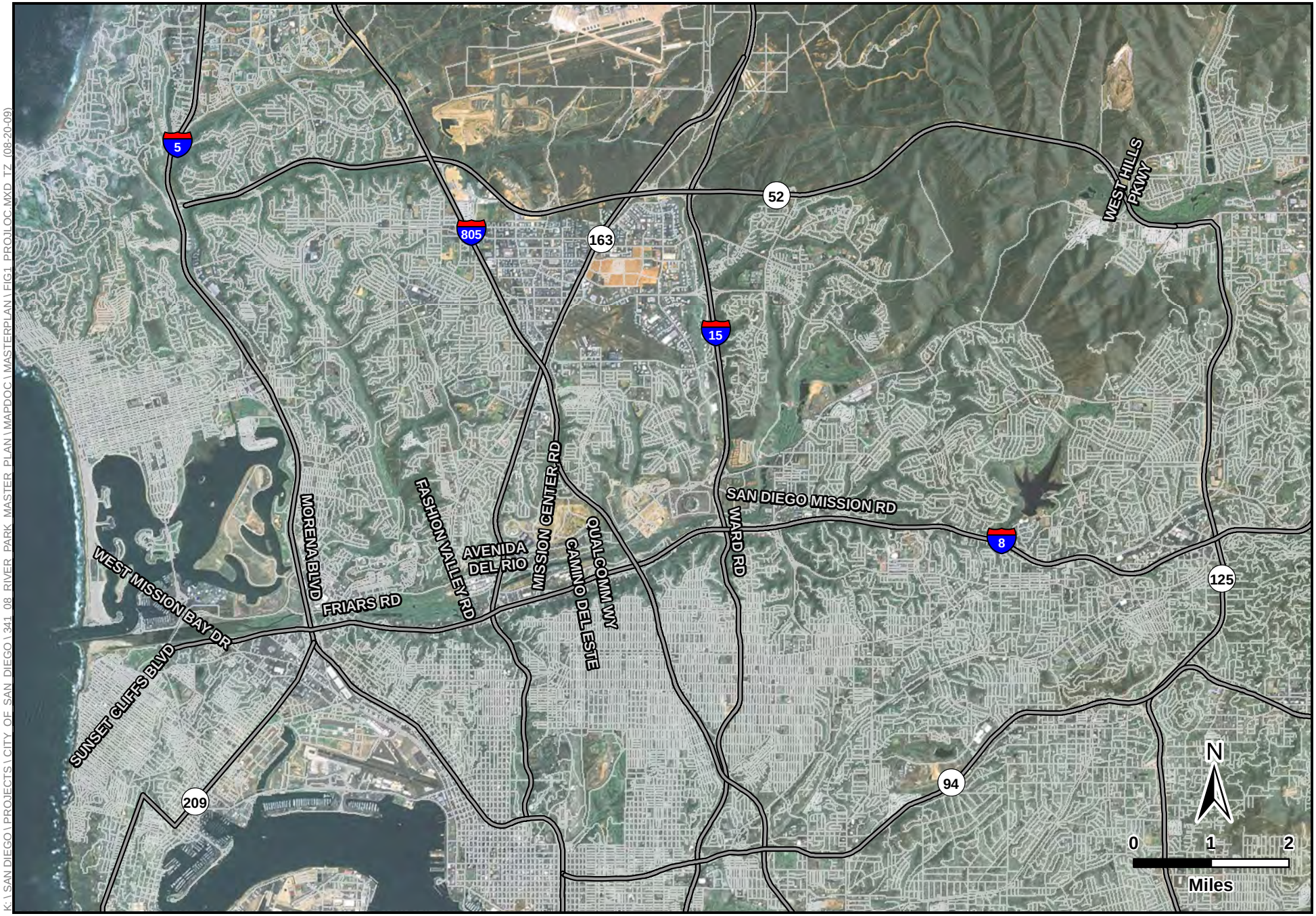

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Figure 5.10-1
Existing Roadways
San Diego River Park EIR

- **Shared Roadway (No Bikeway Designation)—**most bicycle travel in the state now occurs on streets and highways without bikeway designations. This probably will be true in the future as well. In some instances, entire street systems may be fully adequate for safe and efficient bicycle travel and signage and striping for bicycle use may be unnecessary.

The City has a developed network of designated Class I, II, and III bikeways. Based on the above description, the following bikeways are provided in the study area.

- A Class II Bike Lane is provided along Friars and Mission Gorge Roads.
- A Class I Bike Lane is located north and south of the River mouth west of I-5 to the ocean.
- A Class I Bike Lane extends from Ocean Beach east to Hotel Circle.
- Class I and Class II Bike Routes exists along portions of Sea World Drive.
- A Class I Bike Path/Trail is designated along Friars Road (from near Fashion Valley Road) and Sea World Drive, crossing the River at Sunset Cliffs Boulevard and continuing to the ocean.
- A Class I Bike Path/Trail is located in Mission Trails Regional Park, adjacent to the River for approximately 1.5 miles.

Table 5.10-1. Street Segment Operations

Segment	Functional Classification	Existing LOS E Capacity[a]	Existing			Existing + Master Plan				Year 2030 Without Master Plan			Year 2030 + Master Plan			
			ADT[b]	LOS[c]	V/C[d]	ADT	LOS	V/C	Δ[e]	ADT	LOS	V/C	ADT	LOS	V/C	Δ
Sunset Cliffs Blvd																
West Point Loma Blvd to Nimitz Blvd	Major Arterial (4 Lanes)	40,000	36,870	E	0.922	37,000	E	0.925	0.003	62,000	F	1.550	62,130	F	1.553	0.003
West Mission Bay Dr																
Ingraham St to Sea World Dr	Prime Arterial (6 lanes)	60,000	61,790	F	1.030	61,920	F	1.032	0.002	87,000	F	1.450	87,130	F	1.452	0.002
Sea World Dr to I-8	Major Arterial (4 Lanes)	40,000	63,030	F	1.576	63,160	F	1.579	0.003	79,000	F	1.975	79,130	F	1.978	0.003
I-8 to Sports Arena Blvd	Major Arterial (4 Lanes)	40,000	29,060	C	0.727	29,190	C	0.730	0.003	53,000	F	1.325	53,130	F	1.328	0.003
Morena Blvd																
I-8 to Linda Vista Rd	Major Arterial (4 Lanes)	40,000	36,810	E	0.920	36,940	E	0.924	0.004	37,000	E	0.925	37,130	E	0.928	0.003
Fashion Valley Rd																
Hotel Circle N to Friars Rd	Collector (4 Lanes)	30,000	13,130	B	0.438	13,260	B	0.442	0.004	23,000	D	0.767	23,130	D	0.771	0.004
Mission Center Rd																
Camino de La Reina to Hazard Center Dr	Major Arterial (6 Lanes)	50,000	34,870	C	0.697	35,000	C	0.700	0.003	34,000	C	0.680	34,130	C	0.683	0.003
Hazard Center Dr to Mission Center Ct	Major Arterial (4 Lanes)	40,000	23,780	C	0.595	23,910	C	0.598	0.003	29,000	C	0.725	29,130	C	0.728	0.003

Segment	Functional Classification	Existing LOS E Capacity[a]	Existing			Existing + Master Plan				Year 2030 Without Master Plan			Year 2030 + Master Plan			
			ADT[b]	LOS[c]	V/C[d]	ADT	LOS	V/C	Δ[e]	ADT	LOS	V/C	ADT	LOS	V/C	Δ
Camino de Este																
Camino del Rio N to Camino de la Reina	Collector (4 Lanes)	15,000	10,060	D	0.671	10,190	D	0.679	0.008	10,000	C	0.667	10,130	D	0.675	0.008
Camino de la Reina to Station Village Ln	Collector (4 Lanes)	15,000	10,120	D	0.675	10,250	D	0.683	0.008	20,000	F	1.333	20,130	F	1.342	0.009
Qualcomm Way																
Camino del Rio N to Rio San Diego Dr	Major Arterial (6 Lanes)	50,000	28,370	C	0.567	28,500	C	0.570	0.003	40,000	C	0.800	40,130	D	0.803	0.003
Ward Rd																
Camino del Rio N to Rio San Diego Dr	Collector (4 Lanes)	15,000	9,340	C	0.623	9,470	C	0.631	0.008	13,000	D	0.867	13,130	D	0.875	0.008
San Diego Mission Rd																
Rancho Mission Rd to Nazareth Dr	Collector (2 Lanes with TWLTL[f] - 4 Lanes)	15,000	7,500	C	0.500	7,630	C	0.509	0.009	8,000	C	0.533	8,130	C	0.542	0.009
Friars Road																
Rancho Mission Rd to Santo Rd	Prime Arterial (6 Lanes)	60,000	49,960	C	0.833	50,090	D	0.835	0.002	56,000	E	0.933	56,130	E	0.936	0.003
Santo Rd to Riverdale St	Prime Arterial (6 Lanes)	60,000	46,340	C	0.772	46,470	C	0.775	0.003	50,000	C	0.833	50,130	C	0.836	0.003

[a] Capacities based on County of San Diego Roadway Classification & LOS table.
[b] Average Daily Traffic
[c] Level of Service
[d] Volume to Capacity ratio
[e] Δ denotes a project-induced increase in the Volume to Capacity ratio due to project traffic
[f] TWLTL = Two-Way Left-Turn Lane

Pedestrians

Per the City of San Diego Pedestrian Master Plan (December 2006), pedestrian facilities can be classified into the following seven categories.

- **Route Type 1—District Sidewalks** are walks along roads that support heavy pedestrian levels in mixed-use concentrated urban areas.
- **Route Type 2—Corridor Sidewalks** are walks along roads that support moderate density business and shopping districts with moderate pedestrian levels. They range from wide walks along boulevards to small walks along a heavily auto-oriented roadway.
- **Route Type 3—Connector Sidewalks** tend to have low pedestrian levels and are along roads with moderate to high average vehicular traffic. Connector sidewalks tend to be long and generally do not have accessible land uses directly adjacent to the sidewalk.
- **Route Type 4—Neighborhood Sidewalks** are walks along roads that support low to moderate density housing with low to moderate pedestrian levels. Neighborhood streets and their associated walkways are generally lower volume streets, with low to moderate widths, single lanes, and posted or prima facie speed limits of 25 miles per hour (mph).
- **Route Type 5—Ancillary Pedestrian Facilities** are facilities away from or crossing over streets such as plazas, paseos, promenades, courtyards, or pedestrian bridges and stairways.
- **Route Type 6—Paths** are paved facilities with exclusive ROWs that act as corridors and have little or no vehicular cross flows. Many of these paths are exclusive to pedestrians and bicycles and are not associated with streets.
- **Route Type 7—Trails** are separated from roads and support activities such as hiking, biking, and walking primarily through parks and open space. They differ from paths in that they are not paved with concrete or asphalt. Trails are not included in this study.

Transit

Several transit lines service the Master Plan Study Area, connecting the River with most major destinations within San Diego. Options include bus service, trolley, and commuter rail. The Trolley stops at many stations along the River Corridor, including transit centers at Old Town, Morena/Linda Vista, Fashion Valley, Hazard Center, Mission Valley, and Qualcomm Way. The Old Town Transit Center offers convenient access to the Trolley, the Coaster, and ten bus routes.

Both local and express bus routes run through the Master Plan Study Area. The Mission Valley community has the highest amount of bus service and trolley service of all communities in the Master Plan Study Area. The North County Transit District (NCTD) provides the Coaster Commuter Rail service that links communities and travelers from Oceanside to San Diego, with additional stops in Carlsbad, Encinitas, Solana Beach, Sorrento Valley, and Old Town. Amtrak provides the regional Pacific Surfliner Route rail service from San Diego to San Luis Obispo. In the San Diego region, there are stations at San Diego, Old Town, Solana Beach, and Oceanside.

5.10.3 Regulatory Setting

Applicable Regulations

The Traffic Assessment (Appendix F-1) utilizes the Caltrans Highway Design Manual, City of San Diego Significance Determination Thresholds, City of San Diego Street Design Manual, City of San Diego Pedestrian Management Plan, and City of San Diego Bicycle Master Plan. The applicability of these state and local guidelines are described further throughout this section.

5.10.4 Impacts

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

Impact Thresholds

The City of San Diego trip generation rate for an undeveloped park is 5 ADT per acre. The size of the River Park is approximately 74 acres, calculated as follows:

17.5 miles long x 35 feet wide

= 3,234,000 square feet

= 74.24 acres

Therefore, the trip generation is estimated to be 370 ADT (74.24 acres x 5 ADT/acre).

A small amount of traffic is expected to be added to area roadways leading to/from the River Park. Because the park stretches over such a long distance, only a relatively small amount of project traffic will be added to any specific roadway of the 10 analyzed. For the purpose of this analysis, one-third of the total project traffic (a conservative amount) was assumed to be added to any one roadway.

To assess the street segments in the RCA/RIA, a qualitative grading system based on LOS was utilized. LOS denotes the different operating conditions that occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. LOS provides an index to the operational qualities of a roadway segment, with designations ranging from A to F. LOS A represents the best operating conditions and LOS F the worst. LOS designations are reported differently for roadway segments as described below.

Street segment analysis was based on a comparison of ADT volumes to the City's Roadway Classification, LOS, and ADT Table. This table provides segment capacities for different street classifications, based on traffic volumes and roadway characteristics.

According to the City's Significance Determination Thresholds (2011), a project is considered to have a significant impact if the new project traffic has decreased the operations of surrounding roadways by a City-defined threshold. Table 5.10-2 shows the City-defined threshold by roadway type or intersection.

An impact is designated as either "direct" or "cumulative." According to the City's Significance Determination Thresholds report:

- *Direct* traffic impacts are those projected to occur at the time a proposed development becomes operational, including other developments not presently operational but which are anticipated to be operational at that time (near term).
- *Cumulative* traffic impacts are those projected to occur at some point after a proposed development becomes operational, such as during subsequent phases of a project and when additional proposed developments in the area become operational (short-term cumulative) or when affected community plan area reaches full planned buildout (long-term cumulative).

It is possible that a Master Plan's near term (direct) impacts may be reduced in the long term, as future projects develop and provide additional roadway improvements (for instance, through implementation of traffic phasing plans). In such a case, the project may have direct impacts but not contribute considerably to a cumulative impact.

For intersections and roadway segments affected by a project, LOS D or better is considered acceptable under both direct and cumulative conditions.

Table 5.10-2. City of San Diego Traffic Impact Significance Thresholds

Level of Service with Project[b]	Allowable Increase Resulting from a Project[a]			
	Freeways V/C (Speed[c])	Roadway Segments V/C (Speed[c])	Intersections Delay (seconds)	Ramp Metering Delay (minutes)
E	0.010 (1.0)	0.02 (1.0)	2.0	2.0[d]
F	0.005 (0.5)	0.01 (0.5)	1.0	1.0[d]

[a] If a proposed project's traffic causes the values shown in the table to be exceeded, the impacts are determined to be significant. The project applicant shall then identify feasible improvements (within the Traffic Impact Study) that will restore/and maintain the traffic facility at an acceptable LOS. If the LOS with the proposed project becomes unacceptable (see note b), or if the project adds a significant amount of peak-hour trips to cause any traffic queues to exceed on- or off-ramp storage capacities, the project applicant shall be responsible for mitigating the project's direct significant and/or cumulatively considerable traffic impacts.

[b] All LOS measurements are based upon Highway Capacity Manual procedures for peak-hour conditions. However, V/C ratios for roadway segments are estimated on an ADT/24-hour traffic volume basis (using Table 2 of the City's Traffic Impact Study Manual). The acceptable LOS for freeways, roadways, and intersections is generally "D" ("C" for undeveloped locations). For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

[c] Speed is in miles per hour.

[d] The impact is only considered significant if the total delay exceeds 15 minutes.

Delay = Average control delay per vehicle measured in seconds for intersections, or minutes for ramp meters.
LOS = Level of Service
V/C = Volume to Capacity Ratio (capacity at LOS E should be used)
Speed = Arterial speed measured in miles per hour for Congestion Management Program (CMP) analyses

If the Master Plan traffic on a facility exceeds the thresholds in Table 5.10-2, then it may be considered to have a significant direct or cumulative impact. A significant impact can also occur if a project causes LOS to degrade from D to E, even if the allowable increases are not exceeded. A

feasible mitigation measure would need to be identified to return the impact within the City thresholds, or the impact would be considered significant and unavoidable.

Impact Analysis

Master Plan

The analysis of existing conditions as well as the analysis of Existing +Project Roadway Segment Conditions and Analysis of Year 2030 Roadway Segment Conditions includes the assessment of the study area for the Transportation Assessment street segments using the methodologies described above under Impact Thresholds.

Based on the estimated uses within the RCA/RIA and the anticipated number of visitors per day, a worst case ADT of 370 was assumed. Table 5.10-1 summarizes the key segment operations in the study area for the Transportation Assessment with the addition of Master Plan traffic. As seen in Table 5.10–1, with the addition of such traffic, the following segments are calculated to operate at LOS E or worse:

- Sunset Cliffs Boulevard: West Point Loma Boulevard to Nimitz Boulevard (LOS E)
- West Mission Bay Drive: Ingraham Street to Sea World Drive (LOS F)
- West Mission Bay Drive: Sea World Drive to I-8 (LOS F)
- Morena Boulevard: I-8 to Linda Vista Road (LOS E)

Year 2030 SANDAG Series 11 model runs were utilized to forecast future traffic volumes for Year 2030. Table 5.10-1 summarizes the Year 2030 segment operations. The following segments are calculated to operate at LOS E or worse in the Year 2030:

- Sunset Cliffs Boulevard: West Point Loma Boulevard to Nimitz Boulevard (LOS F)
- West Mission Bay Drive: Ingraham Street to Sea World Drive (LOS F)
- West Mission Bay Drive: Sea World Drive to I-8 (LOS F)
- West Mission Bay Drive: I-8 to Sports Arena Boulevard (LOS F)
- Morena Boulevard: I-8 to Linda Vista Road (LOS E)
- Camino de Este: Camino de la Reina to Station Village Lane (LOS F)
- Friars Road: Rancho Mission Road to Santo Road (LOS E)

Table 5.10-1 summarizes the near-term and long-term analysis with and without the addition of project traffic. The table shows that there are several roadways currently operating (or forecasted to operate) at an LOS below City standards. However, the table also shows that the addition of project traffic only causes very small increases in V/C ratio. Based on City of San Diego significance thresholds, the addition of project traffic would not result in any significant direct or cumulative impacts.

City of San Diego Municipal Code/Community Plan Amendments

The Municipal Code Amendments and Community Plan Amendments would implement the Reach Recommendations and Design Guidelines of the Master Plan. Therefore, the conclusions of the

analysis presented above also would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

There would be no impact.

Mitigation Framework

No mitigation is required.

Issue 2: Would the Master Plan create alterations to present circulation movements in the area including effects on existing public access points?

Impact Thresholds

In accordance with the City of San Diego Significance Determination Thresholds, the Master Plan would result in a significant impact if there would be an:

- Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway).

Impact Analysis

Master Plan

The River Pathway would extend along the entire River. At certain locations the existing River Pathway crosses public streets, primarily within the Lower Valley Reach (such as Mission Center Road, Qualcomm Way, and Camino del Este). Extension of the path into the other reaches in accordance with the Master Plan would also include locations where bicyclists and pedestrians need to cross a public street.

Master Plan Policies

The Master Plan contains the following recommendations that would reduce the likelihood of impacts from pedestrian/bicyclist/vehicle conflicts.

- **Recommendation F for the Lower Valley Reach:** Construct bike and pedestrian crossings, and potentially include grade separations for the existing river pathway at FSDRIP at public street intersections, including Mission Center Road, Camino del Este, and Qualcomm Way.
- **Master Plan Section 4.3.4.9, River Pathway and Trail Safety Elements.**
    A. Place removable bollards at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.
    B. Directional signs, such as trail markers, would be provided along the river pathway to direct users.
    C. Lighting would be provided at appropriate areas to provide for surveillance of river pathway access points and picnic areas.

D. Locate safety call boxes where appropriate and consider the use of solar powered call boxes in strategic locations. The San Diego Police and Fire-Rescue Departments should be consulted on the locations of these boxes.

- **Master Plan Section 4.4.2.11, Street Intersections Adjacent to the River Corridor Area**. Street intersections adjacent to the River Corridor Area would be designed in a pedestrian-friendly manner. The following would be considered:

  A. Crosswalks of a different paving material and color than the street.

  B. Bulb-outs incorporated at intersections to narrow crossing width and to provide traffic calming.

  C. Crosswalks that have signals that count down time to cross.

  D. Crosswalks raised to match the level of the connecting public sidewalk and to provide traffic calming.

- **Master Plan Section 4.4.12, Location of Public Sidewalks Parallel to River Corridor Area.**

  A. For streets with on-street parking or parking bays, provide non-contiguous public sidewalks with some public sidewalk areas that connect to the street parking to function as an access point to the river pathway.

  B. For streets without on-street parking, provide non-contiguous sidewalks in the parkway.

City of San Diego Municipal Code/Community Plan Amendments

The Municipal Code and Community Plan Amendments would implement the Master Plan. Therefore, the conclusions of the analysis presented above related to potential conflicts between pedestrians, bicyclists, and vehicles would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

TR-1: Implementation of the Master Plan could potentially result in significant impacts related to conflicts between pedestrians/bicyclists and vehicles associated with the River Pathway.

Mitigation Framework

TR-1: All subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA/RIA in association with Reach Recommendations, shall mitigate impacts at the project level. Measures that shall be included at the project level to minimize potential impacts from pedestrian/bicyclist/vehicle conflicts include the following:

- Removable bollards placed at strategic access points along the River Pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.
- Directional signs, such as trail markers, provided along the River Pathway to direct users.
- Lighting provided at appropriate areas to provide for surveillance of River Pathway access points and picnic areas.
- Crosswalks of a different paving material and color than the street.

- Bulb-outs incorporated at intersections to narrow crossing width and to provide traffic calming.
- Crosswalks shall have signals that count down time to cross.
- Crosswalks raised to match the level of the connecting public sidewalk and to provide traffic calming.
- For streets with on-street parking bays, provide non-contiguous public sidewalks with some public sidewalk areas that connect to the street parking to function as an access point to the River Pathway.
- For streets without on-street parking, provide non-contiguous sidewalks in the parkway.

The following pedestrian circulation improvements as described in SANDAG's Planning and Design for Pedestrians shall also be considered to improve pedestrian circulation and overall access.

- Where the path crosses the auto lane, the path shall be clearly delineated by a contrasting color, pavement pattern, and/or be raised slightly to form a speed table.

Significance after Mitigation

Future development proposals implementing the Master Plan will be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR. However, because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to alterations to present circulation movements remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 3: Would the Master Plan impact the availability of parking?

Impact Thresholds

In accordance with the City of San Diego Significance Determination Thresholds (2011), generally if a project is deficient by more than 10% of the required amount of parking and at least one of the following criteria applies, then a significant impact may result.

- The project's parking shortfall or displacement of existing parking would substantially affect the availability of parking in an adjacent residential area, including the availability of public parking.
- The parking deficiency would severely impede the accessibility of a public facility, such as a park or beach.

Impact Analysis

Master Plan

The Reach Recommendations and Design Guidelines do not include any specific locations for parking areas. In general, Reach Recommendations, including the Path Corridor, overlooks, benches, and lighting, while improving access to the River Park, would not generate a substantial increase in the number of visitors to the River Park. As a result, specific parking area locations are not included in the Master Plan. The Design Guidelines include guidelines for the design of parking facilities that

would be part of developments but do not include requirements for parking supply. In addition, parking supply for developments in the RIA would be determined by applicants for future developments in accordance with City standards. As a result, no significant impact on parking supply is expected with implementation of the Reach Recommendations and Design Guidelines in the RCA/RIA.

City of San Diego Municipal Code/Community Plan Amendments

Municipal Code and Community Plan Amendments would implement the Reach Recommendations and Design Guidelines of the Master Plan. Therefore the conclusions of the analysis presented above would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

There would be no impact.

Mitigation Framework

No mitigation is required.

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

Impact Thresholds

In accordance with the City's Significance Determination Thresholds (2011), a project may have a significant impact if it would result in a conflict with adopted policies, plans, or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks).

Impact Analysis

Master Plan

The Reach Recommendations and Design Guidelines propose features that support alternative transportation modes (see below). With implementation of these measures and guidelines future visitors to the park would have access to multiple modes of transportation; therefore, implementation of the Master Plan would not conflict with any adopted policies regarding alternative transportation:

- **Section 4.3.2.4:** The RCA Path Corridor would include a pedestrian/bicycle pathway that would extend along the length of the River. The River Pathway would accommodate bicyclists and include necessary support facilities such as bicycle racks.
- **Reach Recommendation J for Estuary Reach:** Create a pedestrian/bicycle connection between San Diego River Park and San Diego Bay.
- **Reach Recommendation H for Lower Valley Reach:** Create the river pathway connection from Fenton Parkway (on the south side of Mission Valley Library) to I-15 and pursue opportunities to provide a pedestrian/bicycle connection, over the river, from Qualcomm Way to Mission City Parkway.

- **Reach Recommendation F for Confluence Reach:** Create a connection between the San Diego River Park pathway and the Mission San Diego de Alcalá.
- **Reach Recommendation F for Upper Valley Reach:** As Grantville Subarea B redevelops, construct the river pathway to connect to Mission Trails Regional Park.
- **Reach Recommendation G for Gorge Reach:** Study trail connections and alignments from the Equestrian Staging Area to the future river pathway below State Highway 52.
- **Reach Recommendation B for Plateau Reach:** Build the San Diego River Park pathway on the existing berm on the north side of the river through Carlton Oaks Golf Course and provide a path connection to West Hills Parkway.

City of San Diego Municipal Code/Community Plan Amendments

Municipal Code and Community Plan Amendments would implement the Reach Recommendations and Design Guidelines of the Master Plan. Therefore, the conclusions of the analysis presented above would apply to the Municipal Code and Community Plan Amendments.

Significance of Impact

There would be no impact.

Mitigation Framework

No mitigation is required.

Section 5.11 Public Services

5.11.1 Introduction

This section discusses public services within the Master Plan Study Area and describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. An analysis of the Master Plan's consistency with the Public Services standards of the General Plan, Municipal Code, and relevant community plans also is provided.

5.11.2 Existing Conditions

Environmental Setting

Fire/Police

Fire and Police services within the Master Plan Study Area are discussed in detail in Chapter 2, "Environmental Setting," Sections 2.2.3 and 2.2.4.

Transient Activity

Transient activity within and around the River has become an increasingly focal public issue for over a decade. A report entitled *Regional Homeless Profile (RHP) 2008*, published by the Regional Task Force of the Homeless, Inc., provides a "snapshot" of homelessness counts and trends within the entire County. The RHP does not provide project-specific trends; however, the report found that more than half of the region's homeless individuals live in the City (53.8%). According to the RHP, there are significant differences in the region's transient distribution patterns (Regional Task Force of the Homeless 2008).

Documented transient activity along the River has resulted in various public safety issues, and other publications regarding transient activity along the River have identified risks associated with overgrown brush in and around the riverbank, which provides refuge for transients and criminals. The SDPD has compiled a limited database of information specific to public safety issues associated with transient activity in the Master Plan Study Area: alcohol and narcotics use and associated criminal behavior, littering within 100 feet of the River's high water mark, illegal lodging, and trespassing (Glass pers. comm.). Factors that contribute to the use of the River for criminal activity include the following: dense brush and vegetation provides privacy for criminal activity; the River's inaccessibility makes it difficult for law enforcement and the general public to gain entry; and the lack of signage or information identifying location along the River creates difficulties for emergency services (SDRC 2005). As stated in the 2008 RHP, one of the contributing factors that encourages transient use of the River included the presence of dense brush and vegetation.

Schools

Schools near the Master Plan Study Area range from elementary schools to colleges. The Master Plan would amend four community plans: Mission Valley, East Elliot, Tierrasanta, and Navajo. There are no schools within the Mission Valley Community Plan area, but residents are served by schools in the bordering communities. The area is served by: nine elementary schools, five junior high schools, four high schools, one private school, and three community colleges (City 2008a). The East Elliot

Community Planning Area has no schools and consists of open space and a landfill (City 2008b). The Tierrasanta Community Planning Area is served by four elementary schools, one junior high school, and one high school (City 2008c). The Navajo Community Planning Area is served by: ten elementary schools, two junior high schools, one high school, three private schools, and one community college (City 2008d). There are three universities located within or near the boundaries of the Master Plan Study Area, and two of those serve the entire region and beyond (City 2008a). Considering the four communities as a whole, the schools consist of: 23 elementary schools, 7 junior high schools, 5 high schools, 7 high schools, 4 private schools, 3 community colleges, and 3 universities.

Park Services

Two resource-based parks are located in the vicinity of the River Valley; Mission Bay Park and Mission Trails Regional Park. Mission Bay Park is a 4,325-acre, developed regional park consisting of approximately half land and half water. Mission Trails Regional Park is the largest regional urban park of its type in the western United States.

Three other developed regional parks are located within or near the River. Balboa Park is an urban park located just north of downtown. Presidio Park is a 50-acre park located on a hill overlooking the River, the Pacific Ocean, Mission Bay, and San Diego Bay. The Shoreline Parks is a system of 65 view areas that includes Sunset Cliffs Natural Park and Ocean Beach Park. Tecolote Canyon Natural Park and Nature Center is located adjacent to Mission Bay Park to the east of Clairemont Drive, west of Genessee Avenue, south of Clairemont Mesa Boulevard, and north of Linda Vista Road. Tecolote Canyon Natural Park and Nature Center offers approximately 6.5 miles of trails (City Park & Recreation Department 2009).

Ruffin Canyon and Navajo Canyon are open spaces designated as canyon parklands. Other canyons located near the Master Plan Study Area are Murray Canyon, Murphy Canyon, Elanus Canyon, Alvarado Canyon, Collwood Canyon, and Bachman Canyon. There is limited connectivity between the Master Plan Study Area and these canyons because of existing road and development patterns (City Park & Recreation Department 2009).

5.11.3 Regulatory Setting

This section provides summary background information regarding applicable public services regulations at the federal, state, and local levels.

Federal Regulations

There are no federal public services regulations that pertain to the Master Plan.

State Regulations

Assembly Bill 939: California Integrated Waste Management Act

The State of California Public Resources Code requires that all jurisdictions reduce the amount of waste disposed of in landfills by 75%. It requires cities and counties to develop Source Reduction and Recycling Elements, or to form regions for compliance purposes, and to report

and update these Elements annually. The code also requires counties to prepare and update an Integrated Solid Waste Management Plan and Siting Element every five years.

Local Regulations

City of San Diego Municipal Code

The Municipal Code identifies the SDPD as responsible for maintaining peace and order within the City. The Municipal Code fire protection and prevention ordinance adopted the 2007 California Fire Code in regards to emergency planning and preparedness.

General Plan—Public Facilities, Services, and Safety Element

California Code Section 65302(1) requires each local government to prepare and adopt a Safety Element as a component of its general plan. The Public Facilities, Services, and Safety Element of the General Plan includes goals and policies aimed at the maintenance and provision of Public Facilities (City 2008). The following policies regarding Public Services apply to the Master Plan:

PF-A.1. Reduce existing deficiencies by investing in needed public facilities and infrastructure to serve existing and future development.

PF-A.2 Address current and future public facility needs by pursuing, adopting, implementing, and maintaining a diverse funding and management strategy.

PF-A.2.c. Continue to develop, evaluate, and apply innovative public infrastructure and facility financing mechanisms and strategies. Employ a public infrastructure financing strategy that includes a variety of financing mechanisms such as:

- Assuming an active leadership role in planning and implementing infrastructure investments on a collaborative regional basis and apportion, as applicable and appropriate, eligible infrastructure investments to support regionally beneficial capital improvement projects;
- Coordinating with all appropriate authorities and agencies for a more efficient use of shared resources, and increased joint use of facilities and services;
- Evaluating City real estate assets for opportunities to address public facility needs;
- Maximizing the extraordinary and other benefits of development-related agreements to address needs in areas of benefit; and
- Coordination with redevelopment agencies to effectively utilize tax increment and other agency financing to leverage additional funds, initiate public and private investment, and address needs.

PF-A.3. Maintain an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in the PFFPs.

PF-A.3.a. Ensure new development pays its proportional fair-share of public facilities costs through applicable DIFs pursuant to California Government Code.

PF-A.3.c. Evaluate and update financing plans when community plans are updated.

PF-C.4. Reserve the right and flexibility to use the City's police powers and fiscal powers to impose timing and sequencing controls on new development to regulate the impacts and demands on existing or new facilities and services.

PF-C.6. Maintain public facilities financing plans (PFFP) to guide the provision of public facilities.

PF-1.5. Plan for sufficient waste handling and disposal capacity to meet existing and future needs. Evaluate existing waste disposal facilities for potential expansion of sites for new disposal facilities.

General Plan Policies

The City has adopted a Public Facilities, Services, and Safety Element as a component of the General Plan. Policies PF-A.1 through PF-A.4, Policies PF-B.1 through PF-B.3, and Policies PF-C.1 through PF-C.7 address general public facilities policies related to the City. Policies PF-D.1 through PF-D.11 relate to fire department service improvement and Policies PF-E.1 through PF-E.7 pertain to police services improvement.

PF-A.1. Reduce existing deficiencies by investing in needed public facilities and infrastructure to serve existing and future development.

PF-A.2. Address current and future public facility needs by pursuing, adopting, implementing, and maintaining a diverse funding and management strategy.

PF-A.3. Maintain an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in the PFFPs.

PF-A.4. Integrate all planning and development policies and strategies into the annual development of the CIP to ensure projects are programmed in a cost efficient manner.

PF-B.1. Guide the annual programming of capital projects to optimize the appropriation of resources and to implement the General Plan.

PF-B.2. Coordinate the allocation of public resources for priorities across the City organization, to maximize operational and capital investment efficiencies.

PF-B.3. Create an organization-wide method for identifying and ranking capital improvement projects for proposed inclusion in the annual CIP and to guide the City's applications for regional, state, federal, or other funds.

PF-C.1. Require development proposals to fully address impacts to public facilities and services.

PF-C.2. Require a fiscal impact analysis to identify operations and maintenance costs with a community plan amendment proposal of potential fiscal significance.

PF-C.3. Satisfy a portion of the requirements of PF-C.1 through physical improvements, when a nexus exists, that will benefit the affected community planning area when projects necessitate a community plan amendment due to increased densities.

PF-C.4. Reserve the right and flexibility to use the City's police powers and fiscal powers to impose timing and sequencing controls on new development to regulate the impacts and demands on existing or new facilities and services.

PF-C.5. Develop a centralized citywide monitoring system, accessible to the public, to document and report on the following:

PF-C.6. Maintain PFFP to guide the provision of public facilities.

PF-C.7. Conduct periodic review of the fiscal impacts of private development throughout the City. This information will assist in land use and capital planning decisions by providing data regarding the amount, intensity, location, and timing of new development.

PF-1.5. Plan for sufficient waste handling and disposal capacity to meet existing and future needs. Evaluate existing waste disposal facilities for potential expansion of sites for new disposal facilities.

PF-D.1. Locate, staff, and equip fire stations to meet established response times. Response time objectives are based on national standards. Add one minute for turnout time to all response time objectives on all incidents.

PF-D.2. Deploy to advance life support emergency responses EMS personnel including a minimum of two members trained at the emergency medical technician-paramedic level and two members trained at the emergency medical technician-basic level arriving on scene within the established response time as follows:

PF-D.3. Adopt, monitor, and maintain service delivery objectives based on time standards for all fire, rescue, emergency response, and lifeguard services.

PF-D.4. Provide a 3/4-acre fire station site area and allow room for station expansion with additional considerations:

PF-D.5. Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.

PF-D.6. Provide public safety related facilities and services to assure that adequate levels of service are provided to existing and future development.

PF-D.7. Evaluate fire-rescue infrastructure for adherence to public safety standards and sustainable development policies (see also Conservation Element, Section A).

PF-D.8. Invest in technological advances that enhance the City's ability to deliver emergency and fire-rescue services more efficiently and cost-effectively.

PF-D.9. Provide and maintain a training facility and program to ensure fire-rescue personnel are properly trained.

PF-D.10. Buffer or incorporate design elements to minimize impacts from fire stations to adjacent sensitive land uses, when feasible.

PF-D.11. Space oceanfront seasonal lifeguard towers every 1/10 of a mile or ten towers per mile.

PF-E.1. Provide a sufficient level of police services to all areas of the City by enforcing the law, investigating crimes, and working with the community to prevent crime.

PF-E.2. Maintain average response time goals as development and population growth occurs. Average response time guidelines are as follows:

PF-E.3. Buffer or incorporate design elements to minimize impacts from police stations to adjacent sensitive land uses, when feasible.

PF-E.4. Plan for new facilities, including new police substations and other support facilities that will adequately support additional sworn and civilian staff.

PF-E.5. Design and construct new police facilities consistent with sustainable development policies (see also Conservation Element, Section A).

PF-E.6. Monitor how development affects average police response time goals and facilities needs (see also PF-C.5).

PF-E.7. Maintain service levels to meet demands of continued growth and development, tourism, and other events requiring police services.

Municipal Code

The Municipal Code is the guiding document that contains all regulations and/or ordinances for the City. In terms of public services, the Municipal Code identifies the SDPD as responsible for maintaining peace and order within the City. The Municipal Code fire protection and prevention ordinance adopted the California Fire Code in regards to emergency planning and preparedness.

City of San Diego Park Standards

There are three categories of recreation that constitute the City's municipal park system: resource-based parks, open space lands, and population-based parks.

Resource-based parks are intended to serve residents and visitors and are located at, or centered on, notable natural or human-made features. There are two types of resource-based parks: Regional Parks and Shoreline Parks and Beaches. Regional Parks are typically developed for recreational use under the control of a master plan, whereas the Shoreline Parks and Beaches are not typically controlled by master plans. Open space parks are city-owned lands that provide habitat protection.

Population-based parks serve the needs of a neighborhood and community and are located ideally within walking distance or near residential land use. The General Plan recommends that population-based parks provide a minimum ratio of 2.8 useable acres per 1,000 residents.

There are three categories of population-based parks: community, neighborhood, and special activity parks. One type of community park is a "major park," which signifies that the park covers at least 20 acres, typically approximately 30 acres, and serves single or multiple community plan area(s) populations. Community parks cover a minimum of 13 acres and serve a population of 25,000. Neighborhood parks have three categories: neighborhood parks, mini parks, and pocket parks or plaza. Neighborhood parks cover 3 to 13 acres and serve a population of 5,000 within approximately 1 mile. Mini parks cover 1 to 3 acres and serve a population within 0.5 mile. Pocket parks or plazas cover less than 1 acre and serve a population within 0.25 mile. The final type of neighborhood parks, special activity parks, varies in size and serves one or multiple communities.

5.11.4 Impacts

This section describes the impact analysis relating to public services for the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

Issue 1: Would the Master 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?

Impact Thresholds

According to the City's Significance Determination Thresholds (2011), an EIR should evaluate the significance of a project's impacts related to construction of public service facilities by determining if the Master Plan would:

- Conflict with the community plan in terms of the number, size, and location of public service facilities; and, if so, are there direct impacts from construction of proposed new public service facilities needed to serve the project?

Impact Analysis

Master Plan

River Corridor Area

Public services, including police, fire, schools, parks, and solid waste within the RCA would not be affected by the Master Plan because facilities within the RCA in accordance with the Reach Recommendations and Design Guidelines would be limited to non-habitable structures, such as the River Pathway, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms as specified in the Reach Recommendations and Design Guidelines. Development of these recreational amenities would not result in population growth or in a direct increase in the need for public services. Development of the recreational amenities could potentially increase the number of visitors to the park. However, it is not anticipated that the increase in the number of visitors would be large enough to substantially increase the need for public services from that associated with current use of the site by park visitors, including local residents and visitors that currently access River recreational amenities from other areas. Therefore, impacts would be less than significant.

Implementation of the Reach Recommendations and Design Guidelines within the RCA would provide additional recreational opportunities for San Diego City residents. Therefore, implementation of the Master Plan would result in a beneficial impact related to the availability of parks.

Although transient activities within the RCA have posed safety concerns in the past, as documented in the 2008 RHP and an SDPD database, the Western Division of the SDPD attempted to reduce homelessness and criminal activity along the River by regularly surveying the area. As of 2009 these efforts had been halted due to funding issues. Implementation of the Reach Recommendations and Design Guidelines would not prevent or hinder the SDPD from conducting or reinstating increased surveillance of the River. In addition, features are included in the Master Plan to address safety concerns within the RCA. Considering that implementation of the Master Plan structures within the Path Corridor would not affect any operations of the SDPD within the River and that measures are required by the Master Plan to enhance safety, implementation of the Master Plan and the

corresponding increase in the number of visitors would not create a significant adverse impact on the ability of the SFPD to maintain existing levels of service. Specific features of the Master Plan design to enhance public safety within the RCA are presented below:

- Master Plan Section 4.3.4.1, River Pathway Lighting.
  - Lighting of the River Pathway may be necessary in some areas for safety and security. Any lighting located within the River Corridor Area would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, "Land Use Adjacency Guidelines" and would be in accordance with Land Development Code Section 142.0740, (Outdoor Lighting Regulations).
  - The overall conceptual approach to illuminating the River Corridor Area would be to balance safety and security with nighttime visibility and function through light color selection and reduction of glare. The approach would minimize light pollution ("sky-glow") and light trespass (spillage), particularly into adjacent habitat and residential areas.
  - Color of the Light Source: Light color would provide true color rendering and be energy efficient.
- Master Plan Section 4.3.4.7, Plant Materials
  - Plant Transition and Patterns. Plant species selection, variety and pattern would establish a transition in character from the naturalistic quality of the floodway through the Path Corridor to the adjacent River Influence Area. Within the 100-year Floodway, locate canopy trees to provide some shade to the river. Plant patterns would be naturalistic and informal. Within the 35 foot Path Corridor, plants patterns would support views, uses, provide shade and define spaces. Visibility and safety would also be a primary concern.
  - Non-native turf grasses are not acceptable in the River Corridor Area except where community or neighborhood public parks occur. Public parks may use non-native turf areas within the River Corridor as long as these areas are outside the MHPA and the wetland buffer area.
- Master Plan Section 4.3.4.9, River Pathway and Trail Safety. The river pathway and pedestrian trail development in the River Corridor Area would specifically address issues of safety and crime prevention through the following design considerations:
  A. Place removable steel bollards at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.
  B. Locate safety call boxes where appropriate <u>and consider the use of solar powered call boxes in strategic location</u>. The San Diego Police and Fire-Rescue Departments would be consulted on the locations of these boxes.
  C. Locate safety sign posts where appropriate. One possibility would involve the following: Install sign posts every fifth (or some other appropriate fraction) of a mile along the pathway giving the distance from its east or west end. Install signs at all path entrances giving people the mile location of the nearest safety call box for use in an emergency, and telling them that if they cannot reach a call box to call 9-1-1 and give the dispatcher the name of the pathway, which would be on the sign, and the mile on the closest signpost. Whatever emergency communications are provided they will need to be implemented with

the Public Safety Geofile Coordinator in the San Diego Fire Department's Communication Response Planning Division.

D. Install information kiosks at each entrance or street crossing showing users where they are in the river valley.

E. Directional signs, such as trail markers, would be provided along the river pathway to direct users, especially in areas where following the trail may be difficult.

F. Lighting would be provided at appropriate areas to provide proper surveillance of river pathway access points and picnic areas.

G. Other river pathway and trail safety would be considered early in the planning process of any development through consultation with the San Diego Police Department and/or City Park Rangers for the Mission Valley Preserve or Mission Trails Regional Park.

- Master Plan Section 4.3.4.9, River Pathway and Trail Safety – Crime Prevention through Environmental Design
  - Crime Prevention through Environmental Design (CPTED) is the practice of designing sites, buildings and public spaces with the goal of reducing crime, alleviating the fear of crime, and improving quality of life. CPTED is based upon the concept of defensible space, developed by the architect Oscar Newman. According to this concept, all space is defended by the people who use it. If a space is defended by legitimate users, it is protected against crime; if a space is defended by illegitimate users, it cannot be used for its intended purpose. The premise of CPTED is that crime and misbehavior can be controlled by designing a space to encourage legitimate use and discourage illegitimate use. Today, CPTED principles are employed by planners, designers and law enforcement officers to prevent crime. Designers can consider the following guiding principles to incorporate CPTED into a site design:

    A. Natural surveillance – encourage legitimate activity and provide visual access to spaces, in order to increase the number of people using, watching, and caring about the place.

    B. Territory reinforcement – ensure that the transitions between private and public space are visible, so that people have an appropriate perception of how spaces are meant to be used.

    C. Access control – clearly communicate where people are allowed and not allowed to be to prevent illegitimate use of space.

    D. Maintenance – ensure that development is designed in a way that reduces maintenance needs after construction. Poorly maintained spaces send a signal that the community is willing to tolerate negative activities in these spaces.

    E. Appropriate use – utilize design rails and decorative ledges to discourage skateboard use of seating walls. Avoid blank walls that can provide a blank surface for graffiti.

River Influence Area

The RIA would establish a comprehensive set of Design Guidelines to implement the Master Plan by encouraging future development to orient itself towards the River. The Design Guidelines include building height and setback requirements, building orientation, parking, pedestrian and public access to the RCA, lighting, signage, and fences. Future uses allowed within the RIA would not be determined by the Master Plan, and existing land use types, as specified by the applicable

community plan, would remain if the Master Plan were adopted. Therefore, although habitable development could occur within the RIA pursuant to existing development regulations, implementation of the Design Guidelines within the RIA would not influence or change the allowable uses within the RIA, and increases in residents would not occur as a result of the Master Plan. As such, implementation of the Master Plan would not result in significant impacts on public services, and impacts would be less than significant within the RIA.

City of San Diego Municipal Code

As described in Chapter 3, "Project Description," the Development Regulations associated with the Mission Valley PDO, the Navajo CPIOZ, and the MTDDODM would permit future actions such as pathways and pedestrian trails similar to those associated with the Reach Recommendations and Design Guidelines. As noted in the discussions above for the RCA and RIA, no habitable structures would be erected as a part of the Master Plan, and, as such, no public services impacts were identified in association with implementation of the Master Plan. Therefore, implementation of the amendments to the Mission Valley PDO, Navajo CPIOZ, or the MTDDODM would not result in significant adverse impacts on the ability of agencies to provide current levels of service.

Community Plan Amendments

The Master Plan would amend the Mission Valley, Tierrasanta, East Elliott, and Navajo community plans to adopt the Master Plan as the policy document for the River area. Public services within the RCA/RIA would be provided by the SDFD, SDPD, Environmental Services Department (ESD), and the City of San Diego School District within the community plan areas of Tierrasanta, East Elliot, Navajo, and Mission Valley. Based on a review of these community plans, there are no quantitative service measurements or defined goals or policies to measure "acceptable" levels of service for public services, and no conflicts with any applicable community plans were identified. Because implementation of the Reach Recommendations and Design Guidelines within the RCA/RIA would be limited to non-habitable structures (e.g., multi-use pathways, pedestrian trails, pedestrian/ bicycle bridges, boardwalks, or overlook platforms as specified in the Reach Recommendations and Design Guidelines), project-related actions would not result in the construction or need for new public service facilities.

Additionally, future construction of the non-habitable structures within the RCA would provide additional recreational opportunities for San Diego City residents. Therefore, implementation of the Master Plan would result in a beneficial impact related to the availability of parks.

Significance of Impact

Future development in the RCA in accordance with the Reach Recommendations and Design Guidelines would be limited to non-habitable structures, such as the River Pathway, pedestrian trails, pedestrian/ bicycle bridges, boardwalks, or overlook platforms. Development of these recreational amenities would not result in population growth or in a direct increase in the need for public services. Therefore, impacts would be less than significant.

Transient activities within the RCA have posed safety concerns in the past, as documented in the 2008 RHP and an SDPD database. The Western Division of the SDPD attempted to reduce homelessness and criminal activity along the River by regularly surveying the area. Implementation of the Reach Recommendations and Design Guidelines would not prevent or hinder the SDPD from

conducting or reinstating increased surveillance of the River. In addition, features are included in the Master Plan to address safety concerns within the RCA/RIA.

Mitigation Framework

Impacts would be less than significant and no mitigation is necessary.

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Section 5.12 Population and Housing

5.12.1 Introduction

This section discusses the existing conditions for the current population and housing stock within the Master Plan Study Area, and provides an analysis of the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. An analysis of the Master Plan's consistency with density standards of the General Plan, Municipal Code and relevant community plans also is provided. Information has been obtained from applicable land use plans and ordinances approved by the City.

5.12.2 Existing Conditions

Environmental Setting

The Master Plan Study Area includes an approximately 17.5-mile-long corridor that encompasses the River from the Pacific Ocean to the City's border with the City of Santee. Two distinct areas, the RCA and the RIA, are established in the master plan. The RCA consists of the 100-year floodway and the Path Corridor, intended to protect the water quality, hydrology, and biological resources habitat areas adjacent to the River. The RIA consists of the first 200 feet adjacent to the RCA on both sides of the River and includes residential, commercial, and industrial development.

Master Plan implementation would require amendments to the Municipal Code, which includes the Mission Valley PDO, the Navajo CPIOZ, and the Mission Trails Design District Ordinance, as well as the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans. These amendments include identifying the Master Plan as the guiding policy document for development within and adjacent to the River, and amending existing policy language to reflect the Vision and Principles, Reach Recommendations, and Design Guidelines of the Master Plan.

Population

In 2010, the City had an estimated population of 1,301,617, an increase of approximately 10% since 2000 and 27% since 1990. From 2000 to 2050, SANDAG estimates that the City's population will increase by 49% to 1,945,569, while the number of housing units is expected to increase by 44% from 469,689 to 722,280. Table 5.12-1 presents an overview of the City's existing and projected population trends.

Table 5.12-1. City of San Diego Preliminary Regional Forecast Population (2000 to 2050)

					2000 to 2050 Change	
	2000	2020	2030	2040	2050	Percent
Total Population	**1,223,400**	**1,542,528**	**1,689,254**	**1,816,924**	**1,945,569**	**49**
Housing	469,689	577,557	629,475	674,922	722,280	44

Source: SANDAG 2010

Housing

In 2010 the City had 511,820 estimated housing units. Most of the City's housing stock is relatively new and in good condition, with 93% of the housing built after 1940. As shown in Table 5.12-1, from 2000 to 2050, SANDAG estimates that the number of housing units is expected to increase by 44% from 469,689 to 722,280.

5.12.3 Regulatory Setting

Federal Regulations

There are no federal regulations regarding population and housing that pertain to the Master Plan.

State Regulations

California Government Code: State Housing Element Law

The California Government Code requires that each city and county in California adopt a general plan to monitor future growth and that includes a Housing Element identifying housing needs for all economic segments of the population and providing opportunities for housing development to meet that need. At the state level, the Housing and Community Development (HCD) Department estimates the relative share of California's projected population growth that will occur in each county based on the Department of Finance's population projections and historic growth trends. Where there is a regional council of governments, as there is in southern California, HCD informs the council of the regional housing need. The regional council then assigns a share of the regional housing need to each of the cities and counties within its region on a 5-year schedule. These shares are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline. The process involved in assigning shares also provides cities and counties an opportunity to comment on the allocations. HCD oversees the process to ensure that the regional council adequately distributes its share of the state's projected housing need (State of California 2009).

Local Regulations

San Diego Association of Governments

Regional Comprehensive Plan

As part of its compliance with the State Housing Element Law, SANDAG has prepared a Regional Comprehensive Plan (RCP) that serves as the long-term planning framework for the San Diego region. The RCP provides a broad context in which local and regional decisions can be made that move the region toward a sustainable future (SANDAG 2009).

After the state and SANDAG agree on the overall housing need number for the San Diego region, SANDAG, in cooperation with the local jurisdictions, allocates the region's housing needs to each jurisdiction in four income categories: very low, low, moderate, and above moderate. This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. The allocation also seeks to

reduce the concentration of lower income households in cities and counties that already have disproportionately high numbers of lower income households.

City of San Diego General Plan – Housing Element

The Housing Element is one of ten elements of the General Plan mandated by the California Government Code. The law states that a Housing Element must be updated at 5-year intervals and must "consist of standards and plans for the improvement of housing and for the provision of adequate sites for housing," and must "make adequate provision for the housing needs of all segments of the community." Specifically, the Housing Element is intended to identify and analyze the City's housing needs; establish reasonable goals, objectives, and policies based on those needs; and set forth a comprehensive 5-year program of actions to achieve, as fully as possible, the identified goals and objectives (City 2006b).

The Housing Element includes objectives, policies, and programs for each of the following five major goals:

1. Provision of an Adequate Site Inventory and New Construction
2. Maintenance and Conservation (including preservation of existing low-income housing and rehabilitation
3. Reduction of Governmental Constraints
4. Affordable Housing Opportunities
5. Administrative (including fair share and community balance, use of redevelopment set-aside funds, reduction of housing discrimination, and energy conservation.

5.12.4 Impacts

This section analyzes the impacts related to population and housing for the Master Plan. It describes the methods used to determine impacts and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

Issue 1: Would the land use modifications associated with the Master Plan induce substantial population growth in the area?

Impact Thresholds

According to Appendix G of CEQA (Population and Housing is not included in the City's 2011 Significance Thresholds) the Master Plan would result in a significant impact related to population and housing if it would:

- Induce substantial population growth.
- Displace substantial numbers of existing housing.
- Displace substantial numbers of people.

Impact Analysis

Master Plan

The Master Plan identifies two distinct areas, the RCA and RIA, along the River. The RCA consists of the 100-year floodway plus 35 feet and includes recreational opportunities, such as the Path Corridor, and addresses habitat, vegetation, and water quality conditions. The RIA is approximately 200 feet adjacent to the RCA and addresses how the built environment would relate to the River. With Master Plan implementation, Development Regulations and Design Guidelines within the RIA would address issues such as access, view corridors into the RCA, and building/development architectural design.

As discussed in Chapter 3, "Project Description," the Master Plan does not propose specific development; instead, it is a planning policy document that would ensure that future development activities in the River area acknowledges and relates to the River and provides pedestrian and bicycle access as well as recreational opportunities for residents and visitors. Master Plan implementation would impact how planned development is implemented in proximity to the River, but would not change any existing or planned land uses or covert any areas planned for open space to urban uses. In addition, all future development within the RCA/RIA would be subject to subsequent permit and environmental review. Therefore, the Master Plan would not result in direct impacts related to inducing growth.

Indirect impacts may result with implementation of the Master Plan amenities. A new multi-use pathway and trail system and the addition of recreation within the RCA could attract additional visitors to the River Park; however, this would be short-term and would not result in a long-term increase in population like that associated with building homes or extending infrastructure. Therefore, indirect impacts related to inducing population growth would be less than significant.

The Master Plan would not result in the displacement of existing housing or people. The Master Plan is a comprehensive planning policy document that includes implementation of a multi-use pathway and trail system and recreation amenities along the RCA. As discussed above, the Master Plan would not change current land use designations or remove existing development. Therefore, there would be no impacts related to the displacement of people or existing homes.

City of San Diego Municipal Code

The Master Plan would amend the Mission Valley PDO, the Mission Trails Design District Ordinance, and the Navajo CPIOZ of the Municipal Code. As discussed in Section 5.1, "Land Use," implementation of the Master Plan would not conflict with the Mission Valley PDO, Mission Trails Design District Ordinance, and the Navajo CPIOZ because the land use designations would remain the same, and future projects would continue to adhere to said ordinances. Therefore, implementation of the Master Plan would not contribute to growth inducing impacts. Furthermore, the Master Plan would not remove existing development and, thus, would have no impact related to the displacement of a substantial number of people or existing homes. Impacts on population and housing would therefore be less than significant.

Community Plan Amendments

The Master Plan would amend the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans to incorporate the principals of the Master Plan and to add the River Park as an official resource-based park. As discussed in Section 5.1, "Land Use," the Master Plan would be consistent

with these Community Plan Amendments and would not conflict with any applicable Community Plan goals. The Master Plan would not have growth inducing impacts because land use designations would not change with Master Plan implementation. Furthermore, the Master Plan would not remove existing development and would, therefore, have no impact related to the displacement of a substantial number of people or existing homes. As such, impacts to population and housing would be less than significant.

Significance of Impact

The Master Plan would not have significant impacts related to substantial population growth. Master Plan implementation would not change land use designations within the RCA/RIA and, therefore, would not conflict with any applicable Municipal Code regulations and the Mission Valley, Navajo, Tierrasanta, and East Elliot community plans. In addition, the Master Plan would not remove existing development; thus, impacts related to the displacement of a substantial number of people or existing homes would not occur. Therefore, impacts related to substantial population growth would be less than significant.

Mitigation Framework

No mitigation is required.

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Section 5.13 Greenhouse Gas Emissions/ Climate Change

5.13.1 Introduction

This section discusses greenhouse gas emissions within the Master Plan Study Area, and describes the potential impacts that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines primarily within the RCA/RIA. A summary of the overall regulatory framework for greenhouse gases and climate change in California and the region is also provided, as is a discussion of the Master Plan's consistency with standards of the Municipal Code and relevant community plans.

5.13.2 Existing Conditions

The Master Plan Study Area is located within the SDAB, which consists of the entire San Diego County. The SDAB is bordered by the Pacific Ocean to the west, the SCAB to the north, the SSAB to the east, and the U.S.–Mexico border to the south.

5.13.3 Environmental Setting

Global Climate Change

According to the EPA, a GHG is any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere, maintaining Earth's surface temperature at a level higher than would be the case in the absence of GHGs. GHGs include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), halogenated chlorofluorocarbons (HCFCs), ozone (O_3), perfluorinated carbons (PFCs), and hydrofluorocarbons (HFCs). Naturally occurring GHGs include water vapor, CO_2, CH_4, N_2O, and O_3. Increasing levels of GHGs in the atmosphere result in an increase in the temperature of the Earth's lower atmosphere, a phenomenon which is commonly referred to as global warming. Warming of the Earth's lower atmosphere induces a suite of additional changes including changes in: global precipitation patterns; ocean circulation, temperature, and acidity; global mean sea level; species distribution and diversity; and the timing of biological processes. These large-scale changes are collectively referred to as global climate change. Since the industrial revolution, concentrations of GHGs in the atmosphere have increased (CEC 2006). As a result, the Intergovernmental Panel on Climate Change (IPCC) estimates that the average global temperature rise between 2000 and 2100 could likely range from 1.1°F (assuming no increase in GHG emissions above 2000 levels) to 7.2°F (assuming substantial increases in GHG emissions) (IPCC 2007c). Large increases in global temperatures as high as 7.2°F could have massive deleterious impacts on the natural and human environments.

GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors) and TACs, the effects of which occur regionally and/or locally. Criteria air pollutants and TACs are pollutants solely of regional and local concern, and local concentrations respond to locally implemented control measures. The long atmospheric lifetimes of GHGs allow them to be transported long distances from sources and to become well-mixed, unlike criteria air pollutants, which typically exhibit strong concentration gradients away from point sources.

The GHGs listed by the IPCC (2007a) (CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) are documented in this section in order of abundance in the atmosphere. Water vapor, although the most abundant GHG, is not included in this list because natural concentrations and fluctuations in water vapor far outweigh anthropogenic influences on water vapor.[1] The sources and sinks[2] of each of these gases are discussed in detail below. Generally, GHG emissions are normalized on a scale that recasts all GHG emissions in terms of carbon dioxide equivalents (CO_2e) and are quantified in terms of metric tons (MT) of CO_2e emitted per year.

Impacts of Global Climate Change

Climate change is a complex phenomenon that has the potential to alter local climatic patterns and meteorology. Although modeling indicates that climate change will result globally and regionally in sea level rise as well as changes in climate and rainfall, among other effects, there remains uncertainty with regard to characterizing the precise *local* climate characteristics and predicting precisely how various ecological and social systems will react to any changes in the existing climate at the *local* level. Regardless of this uncertainty in precise predictions, it is widely understood that substantial climate change is expected to occur in the future although the precise extent will take further research to define. Climate change could impact the natural environment in California in the following ways, among others: rising sea levels along the California coastline, particularly in San Francisco and the San Joaquin Delta due to ocean expansion; extreme-heat conditions, such as heat waves and very high temperatures, which could last longer and become more frequent; an increase in heat-related human deaths, infection diseases and a higher risk of respiratory problems caused by deteriorating air quality; reduced snow pack and stream flow in the Sierra Nevada mountains, affecting winter recreation and water supplies; potential increase in the severity of winter storms, affecting peak stream flows and flooding; changes in growing season conditions that could affect California agriculture, causing variations in crop quality and yield; and changes in distribution of plant and wildlife species due to changes in temperature, competition from colonizing species, changes in hydrologic cycles, changes in sea levels, and other climate-related effects.

With respect to the San Diego region, climate change effects will be similar to California-wide impacts, and are expected to include the following: the climate will be hotter and drier, with average annual temperatures increasing 1.5–4.5 degrees Fahrenheit (The San Diego Foundation 2008); sea levels will rise 16 inches by 2020 and 50 inches by 2100 (SLC 2009), potentially affecting or inundating coastal development; reduced local and regional precipitation could shrink water supplies 20% or more while water demand is expected to increase 37%; wildfires will be more frequent and intense, with an estimated 20% increase in days with ideal fire conditions; increased heat and decreased air quality will place public health at risk; native plant and animal species may be lost; and an estimated 60% growth in electricity consumption (The San Diego Foundation 2008).

Greenhouse Gases

Gases that trap heat in the atmosphere are often called GHGs. GHGs are emitted by natural processes and human activities. Examples of GHGs that are produced both by natural processes and industry

[1] While water vapor plays a substantive role in the natural greenhouse effect, the change in GHGs in the atmosphere due to man-made actions is enough to upset the radiative balance of the atmosphere to result in global warming.

[2] A sink removes and stores GHGs in another form. For example, vegetation is a sink because it removes atmospheric CO_2 during respiration and stores the gas as a chemical compound in its tissues.

include carbon dioxide (CO_2), methane (CH_4), and NO_X. Examples of GHGs created and emitted primarily through human activities include fluorinated gases (hydrofluorocarbons [HFCs], and perfluorocarbons [PFCs]) and sulfur hexafluoride (SF_6).

The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without these natural GHGs, the earth's surface would be about 61°F cooler (Association of Environmental Professionals 2007). However, emissions from fossil fuel combustion for activities such as electricity production and vehicular transportation have elevated the concentration of GHGs in the atmosphere above natural levels. According to the IPCC (2007b), the atmospheric concentration of CO_2 in 2005 was 379 ppm compared to the pre-industrial levels of 280 ppm. In addition, the Fourth U.S. Climate Action Report concluded, in assessing current trends, that CO_2 emissions increased by 20% from 1990 to 2004, while CH_4 and NO_X emissions decreased by 10 and 2%, respectively.

There appears to be a close relationship between the increased concentration of GHGs in the atmosphere and global temperatures. Scientific evidence indicates a trend of increasing global temperatures near the earth's surface over the past century due to increased human-induced levels of GHGs.

GHGs differ from criteria pollutants in that GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase and/or change in global temperatures, which in turn has numerous indirect effects on the environment and humans. For example, some observed changes include shrinking glaciers, thawing permafrost, later freezing and earlier break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees (IPCC 2001). Other, longer-term environmental impacts of global warming may include sea level rise, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems including the potential loss of species, and a significant reduction in winter snow pack (for example, estimates include a 30 to 90% reduction in snow pack in the Sierra Nevada mountain range). Current data suggest that in the next 25 years, in every season of the year, California could experience unprecedented heat, longer and more extreme heat waves, greater intensity and frequency of heat waves, and longer dry periods.

5.13.4 Regulatory Setting

Federal Regulations

Although there is currently no federal overarching law or policy related to climate change or the regulation of GHGs, recent activity suggests that regulation may be forthcoming. Foremost among recent developments has been the U.S. Supreme Court's decision in *Massachusetts et al. v. U.S. Environmental Protection Agency*, the "Endangerment Finding," and "Cause or Contribute Finding," which is described below. Despite these findings, the future of GHG regulations at the federal level is still uncertain. EPA regulation may be pre-empted by congressional action should a cap and trade bill be passed prior to adoption of EPA regulation. The following summarizes recent legal cases, legislation, and policies related to climate change and GHG regulation at the federal level that are applicable to the Master Plan.

Massachusetts et al. v. U.S. Environmental Protection Agency (2007)

Twelve U.S. states and cities including California, in conjunction with several environmental organizations, sued the EPA to regulate GHGs as a pollutant pursuant to the CAA. The U.S. Supreme

Court ruled that the plaintiffs had standing to sue, GHGs fit within the CAA's definition of a pollutant, and the EPA's reasons for not regulating GHGs were insufficiently grounded.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 mandates a host of actions that would aid in the reduction of GHG emissions. These actions include (but are not limited to): fuel economy standard of 35 miles per gallon (mpg) by 2020, improved energy efficiency in lighting and appliances, and investments in efficiency and renewable energy use.

Endangerment Finding (2009)

On December 7, 2009, the EPA administrator found that current and projected concentrations of CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6 threaten the public health and welfare of current and future generations. Additionally, the administrator found that combined emissions of CO_2, CH_4, N_2O, and HFCs from motor vehicles contribute to atmospheric concentrations of GHGs and thus to the threat of climate change. Although the endangerment finding in itself does not place requirements on industry, it was an important step in the EPA's process to develop regulation of GHGs.

President's Council on Environmental Quality Draft Guidance (2010)

On February 18, 2010, Nancy Sutley, chair of the President's Council on Environmental Quality (CEQ), issued a memorandum providing guidance on consideration of the effects of climate change and GHG emissions under NEPA. The draft guidance suggests that the effects of projects directly emitting GHGs in excess of 25,000 tons annually be considered in a qualitative and quantitative manner. The CEQ does not propose this reference as a threshold for determining significance, but as "a minimum standard for reporting emissions under the CAA." The draft guidance also recommends that the cumulative effects of climate change on a proposed project be evaluated. The draft guidance is still undergoing public comments and will not be effective until issued in final form. (Sutley 2010)

State Regulations

A variety of legislation has been enacted in California relating to climate change, much of which sets aggressive goals for GHG reductions within the state. The following key legislation is applicable to the Master Plan.

Executive Order S-3-05 (2005)

Under Executive Order S-3-05, state agencies were ordered to reduce California's GHG emissions to: (1) 2000 levels by 2010, (2) 1990 levels by 2020, and (3) 80% below the 1990 levels by 2050.

Assembly Bill 32: Global Warming Solutions Act (2006)

Assembly Bill (AB) 32 sets the same overall GHG emissions reduction goals as Executive Order S-3-05, while further mandating that the CARB create a plan (that includes market mechanisms) and implement rules to achieve "real, quantifiable, cost-effective reductions" of GHGs. AB 32 further directs state agencies and the newly created state Climate Action Team to identify discrete early action GHG reduction measures. These actions were adopted in early 2010 and relate to truck efficiency, port electrification, tire inflation, and reduction of PFCs, propellants, and sulfur hexafluoride.

Climate Change Scoping Plan (2006)

The CARB's Climate Change Scoping Plan prepared pursuant to AB 32 contains the main strategies California will use to reduce GHG from business-as-usual emissions projected for 2020 back to 1990 levels. As part of the scoping plan, the CARB and other agencies are undertaking regulatory rule making, culminating in rule adoption by January 1, 2011[3], for reducing GHG emissions to achieve the emissions cap by 2020.

Senate Bill 1078/Senate Bill 107—Renewable Portfolio Standard

Established in 2002 under SB 1078 and accelerated in 2006 under SB 107, California's Renewable Portfolio Standard (RPS) obligates investor-owned utilities (IOUs), energy service providers (ESPs), and community choice aggregators to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and California Energy Commission (CEC) are jointly responsible for implementing the program.

Senate Bill 375 (SB 375)

SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans that will achieve GHG emission reduction targets set by the CARB.

State CEQA Guidelines (2010)

The State CEQA Guidelines require lead agencies to describe, calculate, or estimate the amount of GHG emissions resulting from a project. Moreover, the guidelines emphasize the necessity to determine potential climate change effects of a project and propose mitigation as necessary. The guidelines confirm the discretion of lead agencies to determine appropriate significance thresholds, but require the preparation of an EIR if "there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with adopted regulations or requirements" (Section 15064.4).

California Cap-and-Trade (2010)

On December 16, 2010, the CARB approved measures to enact a GHG Cap-and-Trade program for the state of California. The California Cap-and-Trade program will create a market-based system with an overall emissions limit for affected sectors. The program is currently proposed to regulate over 85% of California's emissions and will stagger compliance requirements according to the following schedule: (1) electricity generation and large industrial sources (2012), and (2) Fuel combustion and transportation (2015).

Local Regulations

The AB 32 Scoping Plan does not provide an explicit role for local air districts in implementing AB 32, but it does state that the CARB will work actively with air districts in coordinating emissions reporting, encouraging and coordinating GHG reductions, and providing technical assistance in quantifying reductions. The ability of air districts to control emissions (both criteria pollutants and GHGs) is provided primarily through permitting as well as through their role as CEQA lead or

[3] As of the writing of this document, no rules or regulations have been formally adopted.

commenting agency, the establishment of CEQA thresholds, and the development of analytical requirements for CEQA documents. To date, the SDAPCD has not developed specific thresholds of significance with regards to addressing the GHG emissions in CEQA documents. However, both the City and the County of San Diego have adopted an interim GHG emission threshold for commercial and residential land use development projects subject to CEQA. In addition, other jurisdictions and air districts within the state have adopted thresholds of significance for land use development projects, including the Bay Area Air Quality Management District (BAAQMD), or drafted thresholds of significance, including the South Coast Air Quality Management District (SCAQMD), or adopted performance-based standards, including the San Joaquin Valley Air Pollution Control District (SJVAPCD).

In addition, the San Diego Association of Governments (SANDAG) is currently in the process of updating the Regional Transportation Plan (RTP), which will include the Sustainable Communities Strategy (SCS) per SB 375, which addresses how the transportation system is developed in such a way that the region reduces per-capita GHG emissions to state-mandated levels per SB 375 and AB 32. The Draft 2050 RTP, which incorporates an SCS, finished public review on August 1, 2011. The Final RTP will incorporate public comments and will likely be adopted sometime in late 2011 or early 2012.

The City of San Diego also recognizes that climate change and global warming would result in impacts on the City, including water and energy shortages, loss of beaches and coastal property, higher temperatures, and decreases in revenue from tourism and agriculture. Therefore, the City has taken steps to address climate change at the local level. In 2002, the City adopted the Sustainable Community Program, which established the partnership with the Cities for Climate Protection (CCP) Campaign. The City also became a charter member of the California Climate Action Registry. The Sustainable Community Program also established the City's GHG reduction goal of 15% below 1990 levels.

The City adopted the 2005 Climate Protection Action Plan (CPAP), which describes the City's commitment to reducing greenhouse gas emissions. The City's GHG emission inventory states that City residents, businesses, and municipal operations produced about 15.5 million tons of GHGs in 1990, the baseline year. The CPAP projected 2010 GHG emissions to top 22.5 million tons. However, by adopting a goal of 15% reduction of baseline levels, it was estimated that 2010 emissions could be reduced to 13.2 million tons.

5.13.5 Impacts

This section describes the overall environmental impacts based on a qualitative assessment of reasonably foreseeable effects of the adoption of the Master Plan. It describes the methods used to determine the impacts of the Master Plan and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for significant impacts) accompany each impact discussion.

The analysis in this section includes analysis of potential climate change impacts related to the future actions of the Master Plan. Future actions include Reach Recommendation projects, and other specific actions and that guide development of the Master Plan Reach Recommendations and future projects implementing the Design Guidelines. These actions are divided between the RCA and the RIA. The features of the RCA and the RIA are described further in Chapter 3, "Project Description."

Future project-level impacts associated with subsequent projects implemented in accordance with the Master Plan would be subject to subsequent environmental review under CEQA.

Issue 1: Would implementation of the Master Plan generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Impact Thresholds

The City of San Diego has established an interim screening criterion and guidelines for the evaluation of GHG emissions for projects subject to CEQA. The interim guidance defines a significant amount of GHG as 900 metric tons (MT) per year[4] (City of San Diego 2010c). In accordance with the State CEQA Guidelines and scientific consensus regarding the cumulative nature of GHGs,[5] this analysis includes a cumulative, rather than project-level, evaluation of climate change impacts. The 900 MT is not a significance threshold but a screening criteria used to determine if a full analysis of GHG emissions is required.

Impact Analysis

Master Plan/Municipal Code

Greenhouse Gas Emissions

GHG emissions are typically characterized as either being emitted during construction or operation. Sources of construction emissions associated with projects constructed by the Master Plan include heavy-duty equipment and vehicle trips for employee travel. Projects constructed as part of the Master Plan would include construction of trails and river pathway; kiosks, shade structures, and picnic structures; trail, parking lot, and structure lighting; drinking fountains; and safety call boxes. Emissions associated with these are considered short-term, and the emission source would cease once construction activities are complete. Once constructed, operational emissions would primarily be generated from operating the constructed elements, including electricity consumed to operate the various lighting, drinking fountains, and call boxes; water usage for irrigation; recreational vehicle trips; and landscaping equipment.

The City considers a significant cumulative impact on climate change to occur when total project-generated emissions exceed 900 metric tons per year. Recreational vehicle trips would likely constitute the primary source of GHG emissions associated with project operations. Therefore, recreational vehicle trips associated with project operation were estimated (see Table 5.3-7). Detailed information on other potential emission sources, as described above, is currently not available. Emissions from these activities would likely be small, as lighting, irrigation, and landscaping requirements would likely be small. For example, because native plants would be used, irrigation requirements would likely be minimal. Further, lighting requirements would be minimal, and some of the lighting on the trails and pathway may be solar powered. Many of the constructed

[4] Per SDAPCD guidance, construction and one-time emissions of GHGs should be amortized over 30 years to obtain an annual GHG estimate.

[5] Climate change is a global problem, and GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors), which are primarily pollutants of regional and local concern. Given their long atmospheric lifetimes, GHGs tend to accumulate in the atmosphere. Therefore, GHG impacts are inherently cumulative.

elements (kiosks, shade structures, picnic shelters) would generate no operational emissions. It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions. A detailed analysis of all project-level GHG emissions and associated impacts cannot be conducted based on the policy-level information for future recommendations and Design Guidelines included in the Master Plan. Therefore, the potential exists that future projects would result in significant impacts because emissions from future projects are unknown at this time and could exceed the City's interim GHG screening criteria.

Climate Change

Climate change is a complex phenomenon that has the potential to alter local climatic patterns and meteorology. Although modeling indicates that climate change will result in sea level rise, changes in regional climate, and rainfall, among other things, a high degree of scientific uncertainty still exists with regard to characterizing future climate characteristics and predicting how various ecological and social systems will react to any changes in the existing climate at the local level. Regardless of this uncertainty, it is widely understood that some form of climate change is expected to occur in the future. Consequently, the Master Plan may be impacted by changing climatic conditions.

Several recent studies have attempted to characterize future climatic scenarios for the State. Although specific estimates and statistics on the severity of changes vary, sources agree that San Diego County will witness warmer temperatures, increased heat waves, and changes in rainfall patterns. Specifically, the San Diego Foundation estimates that average annual temperatures will increase by approximately 1.5 to 4.5˚F by mid-century. Climatic models also predict that the number of extreme heat days will increase in frequency, magnitude, and duration. Annual precipitation is expected to be highly variable, with some simulations showing a 12 to 35% decrease in rainfall, while others show a 12 to 17% increase (Intergovernmental Panel on Climate Change 2007, California Natural Resources Agency 2009, San Diego Foundation 2008.)

Sea level rise during the next 50 years is expected to increase dramatically over historical rates. The San Diego Foundation predicts that by sea levels will rise by 12 to 18 inches by 2050, compared to current levels. Coastal sea level rise could result in saltwater intrusion to the river and associated biological impacts in nearby ecosystems. These effects may be exacerbated during periods of high tides. Changes in soil moisture and increased risk of wildfires may also dominate future climatic conditions in the Master Plan Study Area (Intergovernmental Panel on Climate Change 2007, California Natural Resources Agency 2009, San Diego Foundation 2008).

The Master Plan will likely be most affected by climatic changes that could compromise the structural integrity of Master Plan developments. Such events include extreme heat, flooding, changes in soil moisture, and salt water intrusion. For example, extreme heat events coupled with changes in soil moisture could lead to pavement breaks or cracks. Likewise, flooding could erode underlying earth, which may cause portions of the pathway to become unlevel. Although these future climatic conditions pose a threat to the Master Plan, the severity of the impacts is currently unknown.

Master Plan Policies

As discussed above, the Master Plan strives to ensure that future development and redevelopment activities in the RCA/RIA provide both pedestrian and bicycle access along the River. Implementation of the following polices would improve the pedestrian and bicycle network in the RCA/RIA, which would help reduce single occupancy vehicle use, and thus criteria pollutant and

GHG emissions. Individual projects implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with vehicle emissions through implementation of the Master Plan Reach Recommendations and Design Guidelines.

- **Master Plan Section 4.3.2.4:** The RCA Path Corridor would include a pedestrian/bicycle pathway that would extend along the length of the River. The River Pathway would accommodate bicyclists and include necessary support facilities such as bicycle racks.
- **Reach Recommendation J for Estuary Reach:** Create a pedestrian/bicycle connection between San Diego River Park and San Diego Bay.
- **Reach Recommendation H for Lower Valley Reach:** Create the river pathway connection from Fenton Parkway (on the south side of Mission Valley Library) to I-15 and pursue opportunities to provide a pedestrian/bicycle connection, over the river, from Qualcomm Way to Mission City Parkway.
- **Reach Recommendation F for Confluence Reach:** Create a connection between the San Diego River Park pathway and the Mission San Diego de Alcalá.
- **Reach Recommendation F for Upper Valley Reach:** When Grantville Subarea B redevelops, construct the river pathway to connect to Mission Trails Regional Park.
- **Reach Recommendation G for Gorge Reach:** Study trail connections and alignments from the Equestrian Staging Area to the future river pathway below State Highway 52.
- **Reach Recommendation B for Plateau Reach:** Build the San Diego River Park pathway on the existing berm on the north side of the river through Carlton Oaks Golf Course and provide a path connection to West Hills Parkway.

City of San Diego Municipal Code

The Master Plan would amend the City's Municipal Code, including the Mission Valley PDO and Navajo CPlOZ, with the Design Guidelines to implement the Master Plan. Currently, the Mission Valley PDO, Navajo CPlOZ, and MTDDODM do not have specific regulations regarding climate change. The amendment also would not provide new regulations regarding climate change. Therefore, the amendments to the Municipal Code associated with implementation of the Master Plan would not conflict with existing San Diego codes or regulations regarding air quality. Consequently, no impact would occur.

Community Plan Amendments

Mission Valley Community Plan

The Master Plan proposes to amend the Mission Valley Community Plan to adopt the Master Plan as the policy document for the River area. The Mission Valley Community Plan outlines goals and objectives for the management of emissions. More specifically, it provides the following objectives to improve emissions through the reduction of automobile trips:

- Incorporating services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.).
- Clustering neighborhood commercial uses near residential developments and providing convenience shopping within walking distance (1/4 mile).

- Providing other modes of transportation such as intra-community buses linking activity centers and locating the LRT in most central location in order to provide the maximum amount of accessibility to transit patrons and potential transit patrons.
- Developing safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems.
- Encouraging employer subsidization of public transit passes for employees particularly for those projects within 1/4 mile walking distance of public transit stations (LRT) and bus stops.

As discussed above, the amendment includes development regulations regarding pedestrian facilities and integration of the pedestrian and bicycle network. These regulations would help develop safe bicycle and pedestrian connections between activity centers. Furthermore, the Master Plan would not induce growth and promotes multi-use development within the RIA. Therefore, implementation of the Master Plan would not conflict with the existing regulations and guidelines of the Mission Valley Community Plan.

Tierrasanta Community Plan

The Tierrasanta Community Plan does not list any specific guidelines or policies regarding climate change. The amendment does not include specific guidelines or policies regarding climate change. Therefore, the Master Plan would not conflict with the existing Tierrasanta Community Plan.

East Elliot Community Plan

Currently, the East Elliot Community Plan does not list any specific guidelines or policies regarding climate change. The amendment does not include specific guidelines or policies regarding climate change. Therefore, the Master Plan would not conflict with the existing East Elliot Community Plan.

Navajo Community Plan

The Master Plan proposes to amend the Navajo Community Plan to adopt the Master Plan as the policy document for the River area. The Navajo Community Plan includes the following goals and objectives regarding climate change.

- Promote higher residential densities in the mixed-use areas. The higher residential densities will provide more housing with variations in dwelling unit sizes or occupancies in close proximity to public transportation, which will facilitate the reduction of traffic congestion and help improve local air quality.
- Pedestrian access would be encouraged throughout the project through the incorporation of a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features will enhance the walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality.
- Require that a fully integrated system of pedestrian, bicycle, public transit and automobile facilities be developed. The system would link all sections of the community--residential, commercial, employment, educational, recreational and cultural--by a safe mode best suited to the trip being made. With a well-balanced transportation system available, the necessity for a

third or even a second car per household will be greatly reduced, thus decreasing air pollution and congested streets.

- View future improvements in public transportation objectively with regard to requirements to meet Navajo's future transportation needs. With increased transit service, many residents will be given alternatives to multi-car ownership.

The Community Plan amendment includes design guidelines regarding pedestrian facilities and integration of the pedestrian and bicycle network. These guidelines will help promote the walk ability of the Navajo area and promote non-vehicle use, which is a key goal of the Navajo Community Plan. Furthermore, the Master Plan would promote multi-use development within the RIA. Therefore, implementation of the Master Plan would not conflict with the existing goals and objectives of the Navajo Community Plan.

Significance of Impact

GHG-1: The City considers a significant cumulative impact on climate change to occur when total project-generated emissions exceed 900 metric tons per year. It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions. A detailed analysis of all project-level GHG emissions and associated impacts cannot be conducted at this time based on the policy-level information on future recommendations and the Design Guidelines included in the Master Plan. Therefore, the potential exists that future projects would result in significant impacts because emissions from future projects could exceed the City's interim GHG screening criteria.

Mitigation Framework

GHG-1: Individual projects implemented pursuant to the Master Plan shall be required to demonstrate their avoidance of significant impacts related to long-term operational emissions. The Master Plan includes several policies that would help reduce GHG emissions. There are several transportation-related measures that would encourage alternative modes of transportation. The Master Plan Study Area itself would also serve as a natural open space that would increase natural vegetation, which sequesters atmospheric carbon dioxide (CO_2). These activities would help offset some project-generated GHG emissions and shall be considered in subsequent, project-level analyses. Future projects shall be required to incorporate one or more of the following GHG project-reducing features or mitigation measures in order to show a 28.3% reduction in GHG emissions to meet AB 32 (2020) target levels:

- Incorporate services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.).
- Develop safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems.
- Encourage pedestrian access throughout the project by incorporating a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground-level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features shall enhance the

walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality.

- Develop a fully integrated system of pedestrian, bicycle, public transit, and automobile facilities. The system shall link all sections of the community including residential and commercial employment areas by a safe mode best suited to the trip being made.

Community Plan Policies

As discussed above, neither the Tierrasanta Community Plan nor the East Elliot Community Plan have policies that would reduce GHG emissions from vehicle trips. The Navajo Community Plan and Mission Valley Community Plan both have measures/policies geared toward reducing vehicle trips and improving air quality. These measures are summarized above.

Significance after Mitigation

Although future projects would be conditioned to include greenhouse gas-reducing features identified in a project-specific analysis, and be required to incorporate feasible mitigation measures and alternatives adopted in conjunction with the certification of this PEIR, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, the program-level impact related to greenhouse gas emissions that may have a significant impact on the environment remains significant and unavoidable, even with adherence to the Mitigation Framework.

Issue 2: Would implementation of the Master Plan conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?

Impact Thresholds

The City of San Diego has not yet adopted a qualified plan, policy, or regulation to reduce GHG emissions. Therefore, the most applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions is AB 32, which codified the state's GHG emissions reduction targets for the future. To reach AB 32 target levels, there will have to be widespread reductions in GHG emissions across California. Some reductions will need to come in the form of changes pertaining to vehicle emissions and mileage standards. Some will come from changes pertaining to sources of electricity and increased energy efficiency at existing facilities. Some will come from increasing carbon sequestration. The remainder will need to come from plans, policies, or regulations that will require new facilities to have lower carbon intensities than they have under business as usual conditions

The City of San Diego has established an interim screening criterion for the evaluation of GHG emissions. The interim guidance defines a significant amount of GHG as 900 metric tons per year[6] (City of San Diego 2010c).

[6] Per City of San Diego guidance, construction and one-time emissions of GHGs should be amortized over 30 years to obtain an annual GHG estimate.

Impact Analysis

Master Plan/Municipal Code

As discussed further in Section 5.3, the purpose of the Master Plan is to ensure that future environmental actions within and around the River would be accomplished in a manner that restores the hydrologic and ecological health, as well as enhances native wildlife and habitat. The Master Plan also strives to ensure that future development and redevelopment activities in the River Valley provide both pedestrian and bicycle access along the River, as well as recreational opportunities for residents and visitors. As a result, the Master Plan would not result in population growth and would not cause an increase in currently established population projections. It would therefore be consistent with the City of San Diego General Plan and RAQS. In addition, the Master Plan would comply with all existing and new rules and regulations as they are implemented by the SDAPCD, CARB, and/or EPA related to air quality emissions. Therefore, the Master Plan would not conflict with the applicable air quality attainment plan.

As discussed under Issue 1 of this section, the City considers a significant cumulative impact on climate change to occur when total project-generated emissions exceed 900 metric tons per year. While GHG emissions associated with recreational vehicles were estimated (see Table 5.3-7), detailed information on other emission sources cannot be quantified at a programmatic level because future project-specific details are unknown at this time. However, it is anticipated that future projects implemented in accordance with the Master Plan would incorporate all available reduction strategies to meet AB 32 (2020) target levels.

Significance of Impact

See Impact GHG-1. Because GHG emissions cannot be quantified at this program level, the project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions would remain significant and unavoidable.

Mitigation Framework/ Significance after Mitigation

See Mitigation Framework GHG-1.

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Section 5.14 Public Utilities

5.14.1 Introduction

This section discusses the existing public utilities within the Master Plan Study Area and provides an analysis of the potential impacts that would result from implementation of the Reach Recommendations and Design Guidelines, primarily within the RCA/RIA. An analysis of the Master Plan's consistency with density standards of the General Plan, Municipal Code, and relevant community plans also is provided. This analysis is based on information taken from applicable land use plans and a Utilities Inventory prepared in association with the Master Plan, which gives the location of existing utilities.

5.14.2 Existing Conditions

Environmental Setting

Please note that the City of San Diego is asserting Pueblo Water Rights in the San Diego Formation which has not yet been adjudicated. The City is also asserting the development potential of all of its water resources (surface and groundwater). While, at this time, the City of San Diego has no immediate plans to install a well or wells within the project area, it does reserve its right to consider and/or develop any and all available water resources, including groundwater that may be available for extraction at any City of San Diego property, including any property in the vicinity of the project area.

As a consequence, no activity should be approved on the subject site that would jeopardize the City of San Diego's ability to develop surface and groundwater resources near the project area.

Sanitary Sewers

Existing sewer lines within the Study Area are illustrated in Figure 5.14-1. A trunk sewer and an interceptor sewer traverse the entire length of the Master Plan Study Area, aligned generally following the valley floor. The location of sanitary sewer pipelines relative to the actual River bed varies. In some places the sewer is in the River bed. In others, it is in or near the River bank or is far removed from the River. In addition to the major sewer lines described below, numerous outfall sewers tie into the system, some beneath the River bed.

At the easterly City limits there are two sanitary sewer pipes flowing to the west: the East Mission Gorge Interceptor (EMGI)—a 42-inch-diameter concrete pipe, and the Mission Gorge Trunk Sewer (MGTS)—a 48-inch-diameter steel pipe. These two pipes are aligned between Mission Gorge Road and the River. The EMGI follows the alignment of the Father Junipero Serra Trail and Mission Gorge Road. The MGTS is located in the valley floor, sometimes in and sometimes out of the River bed. The diameter of the MGTS in this reach varies from 36 to 42 inches. In the Grantville area the two pipes come together, becoming the North Mission Valley Interceptor (NMVI). The NMVI crosses the River at San Diego Mission Road and continues west through Mission Valley, along the north bank of the River. The NMVI is a concrete pipe, varying in diameter between 78 and 96 inches.

Also in Mission Valley, the South Mission Valley Trunk Sewer (SMVTS) flows westerly, south of the River. This pipe is generally aligned along Camino Del Rio North and Hotel Circle North, then along the River bank, through the baseball fields, and then under Morena Boulevard and I-5.

Both the NMVI and the SMVTS flow to the North Metro Interceptor Sewer (NMIS), which carries sewage south to the treatment plant in Point Loma. Near the River, the NMIS consists of two pipe systems. The easterly branch is a 108-inch-diameter concrete pipe beneath Morena Boulevard and Taylor Street. The westerly branch is a 96-inch-diameter concrete pipe running along the west edge of I-5, then south beneath Rosecrans Street. The westerly branch is fed by two sewer pipes crossing the River just west of I-5. One, an extension of the East Mission Bay Trunk Sewer, is 60 inches in diameter; the other is 72. These two pipes join together south of I-5, becoming the westerly branch of the NMIS.

West of I-5, a 14-inch-diameter sludge line is located along the north bank of the River channel. This pipe crosses the River at Sunset Cliffs Boulevard. East of I-5, the sludge line runs east beneath Friars Road, then north under Via Las Cumbres.

Unimproved sewer access paths are present to provide vehicle and equipment access to manholes.

San Diego Aqueduct

The third and fourth pipelines of the 2nd San Diego Aqueduct cross the River in Mission Trails Regional Park north of Jackson Drive.

Water Transmission Pipelines

A number of water pipelines exist within the River valley. Existing water transmission lines within the Study Area are illustrated in Figure 5.14-2. Therefore, development within the RCA/RIA will need to address the protection and continuing operation of water transmission pipelines that cross the River, including:

1. The Montgomery Pipeline, a 36-inch pipe, crosses the River near the southerly end of the Admiral Baker Golf Course
2. The Alvarado 2nd Pipeline, a 48-inch steel cylinder pipe, crosses the River east of I-15
3. A 16-inch iron pipe crosses the River east of the stadium
4. The Kearny Mesa Pipeline, a 36-inch steel cylinder pipe, crosses the River east of I-805.
5. A 16-inch asbestos cement pipe beneath Fashion Valley Road
6. A 16-inch cast iron pipe that crosses the river at Morena Boulevard
7. The Pacific Beach Pipeline, a 20-inch pipe, crosses the river under West Mission Bay Drive

~~7.~~8. Pump stations and water regulating facilities

Additionally, the El Capitan Pipeline, a 36-inch steel pipe, runs generally beneath Simeon Drive and Father Junipero Serra Trail. It jogs out approximately 500 feet from the road into the floodplain of the River approximately 0.25 mile from the westerly intersection of Father Junipero Serra Trail and Mission Gorge Road.

The Public Utilities Department (Water and Sewer Fund) owns and manages land along the San Diego River that must be managed for the "…development, obtaining, conservation, production, storage, treatment, transmission, furnishing and distribution of water…" and similar for wastewater. Lands owned by the Public Utilities Department include the former Aquaculture site along Camino del Rio North, Carlton Oaks golf course, and stretches of the River Corridor.

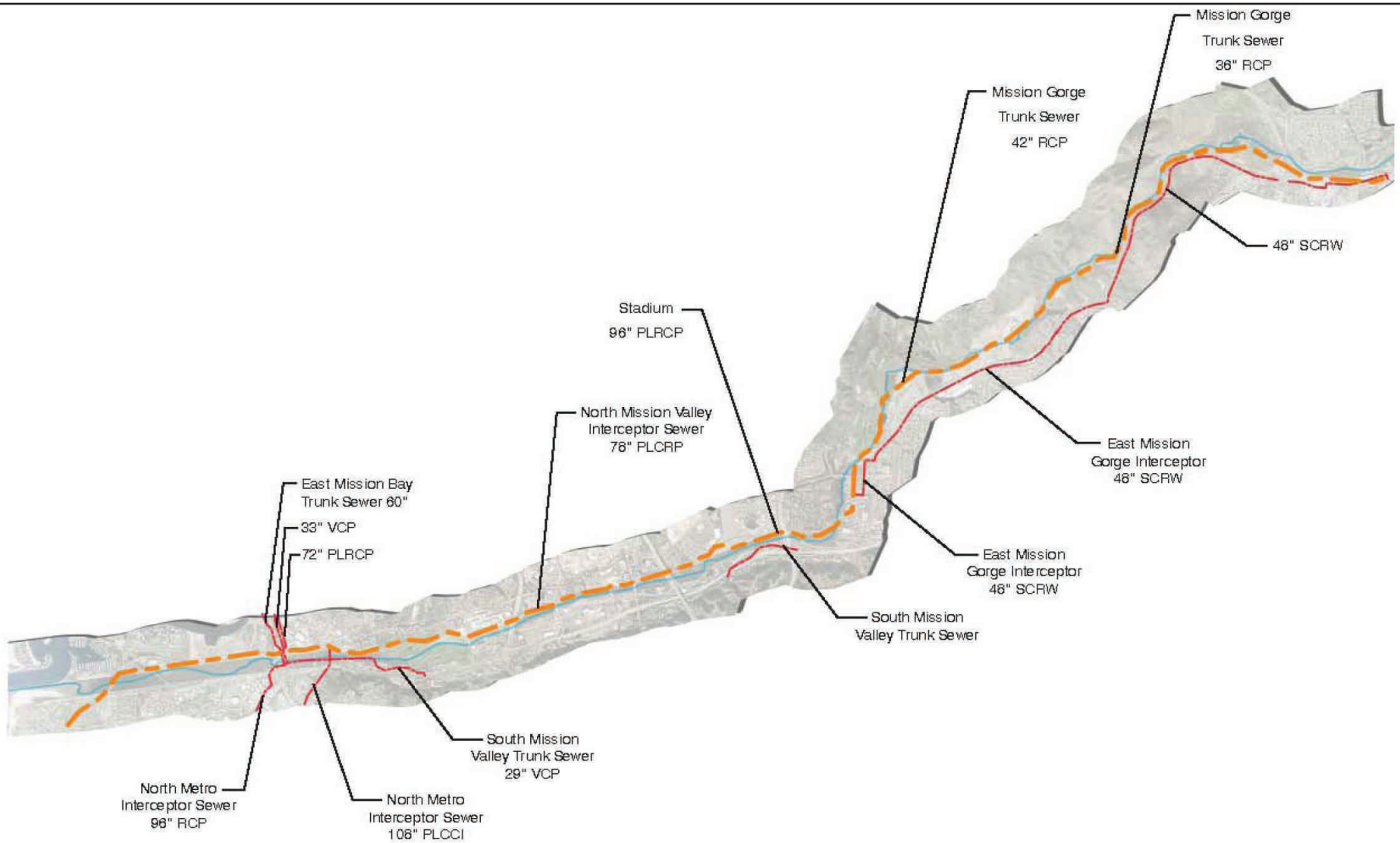

Figure 5.14-1
Sewer Location Diagram

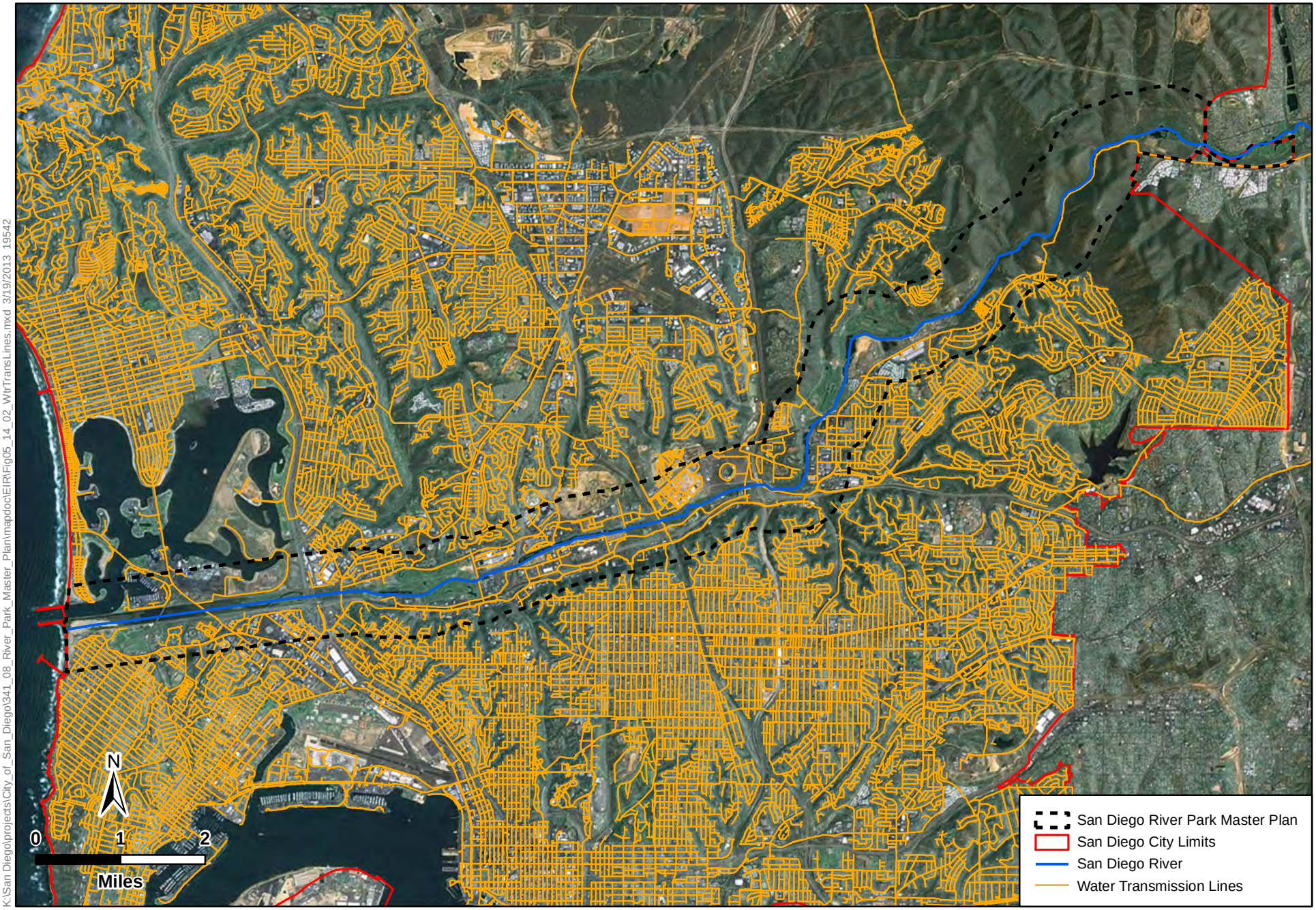

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Figure 5.14-2
Water Transmission Lines
San Diego River Park EIR

Fuel Lines

Fuel lines cross the River at two locations. The 8-inch Navy Fuel Pipeline crosses at Pacific Highway, and a 10-inch fuel pipeline east of the stadium is connected to the tank farm located north and south of Friars Road west of I-15.

Electrical Transmission Lines

There are also numerous locations in Mission Valley where lower voltage primary overhead power lines cross the River, and high voltage overhead power transmission lines cross the River:

1. West of the SR-52 crossing
2. South of the Friars Road bridge in Grantville
3. East and west of I-805
4. East of I-5
5. Between I-5 and Mission Bay Drive
6. Between Mission Bay Drive and Sunset Cliffs Boulevard

Gas Transmission Mains

Gas transmission lines exist at points along the River banks, crossing the River at several locations.

Solid Waste

The Master Plan Study Area would mainly have solid waste collection services provided by the City's ESD. Presently, there are four solid waste disposal facilities that accept municipal solid waste in the County (see Table 5.14-1), along with a number of privately operated transfer stations and recycling facilities. Sycamore Canyon, Otay Annex, and Borrego Springs landfills are all privately owned and operated by Allied Waste Industries, Inc.; West Miramar Landfill is owned and operated by the City. Table 5.14-1 shows the permitted remaining capacity and estimated closure date for each of these facilities.

Table 5.14-1. County of San Diego Solid Waste Disposal Facilities

Solid Waste Facilities	Permitted Remaining Capacity (tons)	Ceased Operation Date
West Miramar Landfill	2,223,855	2017
Sycamore Canyon Landfill	9,724,106	2031
Otay Annex Landfill	8,460,765	2021
Borrego Springs Landfill	31,752	2030

Source: CalRecycle: Fisher, pers. comm.

The nearest landfill to the project site is the City-operated West Miramar Landfill, where prior to 2008 up to 1.4 million tons of solid waste were disposed every year. However, this number has substantially decreased in recent years to almost 910,000 tons of waste disposed annually (City 2011b). Reduction of this tonnage is partly due to the several recycling and composting programs that the City operates around the landfill's property. Most notably, the Miramar Greenery facility

diverts over 100,000 tons of organic waste (i.e., yard trimmings, food scraps, etc.) from the West Miramar Landfill by servicing the City's waste diversion programs including Christmas tree recycling, food waste composting, and curbside yard waste collection (City 2008g).

In 1989, AB 939 was passed, and its subsequent amendments required all California city and county waste programs to divert at least 50% of their waste. The City surpassed that goal with a 55% diversion rate in 2006 and currently operates at a 67% diversion rate (ESD 2011. By the year 2020, the new diversion requirement will increase to 75%, per the recently chaptered AB 341. Continued and improved recycling programs, as planned by the County and City, will help to achieve the new diversion rate goal.

5.14.3 Regulatory Setting

Federal/State Regulations

There are no state or federal regulations regarding utilities that pertain to the Master Plan.

Local Regulations

Countywide Siting Element

The Countywide Siting Element is a planning document that details the solid waste management needs of the region, including the existing shortage of disposal capacity, and presents strategies for responding to this shortfall, including increasing the waste diversion rate. The City's Source Reduction and Recycling Element, as updated in annual reports, details the City's strategy for achieving this mandate, relying largely on the voluntary efforts of the community. In San Diego County, publicly funded solid waste management is not a simple matter of building and operating landfills. Instead, it is a matter of using multiple strategies to reduce and manage waste.

City of San Diego Municipal Code

The Municipal Code incorporates the Construction and Demolition Debris Diversion Deposit Program, Recycling Ordinance, and Refuse and Recyclable Materials Storage Regulations in an effort to meet its goals and polices regarding waste management and diversion.

City of San Diego Public Utilities Department

The City's Public Utilities Department has utilities throughout the Master Plan Study area. The locations of these utilities are described above. Discharges of raw sewage into the River caused by blocked or overflowing sewer mains have been a major problem in the past and continue to this day in spite of the best efforts of the City to prevent such occurrences. In 2001, the Metropolitan Wastewater Department initiated a Sewer Spill Reduction Program funded by sewer rate increases. This program includes cleaning and inspecting thousands of miles of sewer as well as accelerating the replacement and rehabilitation of older facilities. General guidance for sewer facility replacement and management in environmentally sensitive lands is provided by City Council Policies 400-13 and 400-14, both adopted in January 2002. Council Policy 400-14 makes the redirection of sewer flow away from environmentally sensitive lands a priority.

Encroachments allowed into utility easements include the following:

General Landscape

Planting or seeding over sewer lines located within Open Space or Environmentally Sensitive Lands (ESL) shall be as follows:

a. No trees shall be planted within 10 feet of any sewer or water main or lateral.

b. No trees or shrubs shall be planted within water line or sewer easements for mitigation purposes.

~~b.~~c. No shrubs that mature over 5 feet in height shall be planted within 5 feet of any sewer main or lateral.

d. Trees or shrubs that mature over 3 feet in height shall not be planted on sewer access paths and shrubs that will overgrow the access paths shall not be planted adjacent to the edges of the path area.

e. No threatened or endangered plant species shall be planted or seeded on sewer access paths, within 3 feet of the edge of access paths, or within 10 feet of sewer or water mains.

Threatened or Endangered Plants

No threatened or endangered[1] plant species shall be planted or seeded on sewer access paths, within 3 feet of the edge of access paths, or within 10 feet of sewer mains or lines.

Landscape for Access Paths in Environmentally Sensitive Areas

Trees or shrubs that mature over 3 feet in height shall not be planted on the sewer access paths, and shrubs that will overgrow the access paths shall not be planted adjacent to the edges of the path area. Planting on the paths must be consistent with the approved planting palette included as Attachment 4. Additional or alternate plant species not included may be approved by the Public Utilities Department, Environmental Permitting Section.

5.14.4 Impacts

This section analyzes the impacts related to public utilities for the Master Plan. It describes the methods used to determine impacts and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

[1] As described by the USFWS (http://www.fws.gov/endangered/wildlife.html) and by the CDFG (http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.pdf).

Issue 1: Would the land use modifications associated with the Master Plan result in the need for new systems or require substantial alterations to existing utilities, the construction of which would create physical impacts?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for public utilities and applicable to the Master Plan state that significant impacts related to public utilities may result if the Master Plan causes the following:

- Would the proposal result in the need for new systems or require substantial alterations to existing utilities, the construction of which would create physical impacts? (Related to Natural gas, water, sewer, communication systems or solid waste disposal.)

Impact Analysis

Master Plan

As discussed in Chapter 3, "Project Description," the Master Plan does not propose specific development; instead, it is a planning policy document that would ensure that future development activities in the River area acknowledges and relates to the River and provides pedestrian and bicycle access as well as recreational opportunities for residents and visitors. The potential exists that certain types of recreational amenities proposed in accordance with the Reach Recommendations may require water and sewer service. However, Master Plan implementation would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for new utilities, the construction of which would create physical impacts.

Sewer and Water Utilities

As shown in Figure 3.14-1, major sewer utilities extend along the length of the River, including the Mission Gorge Trunk Sewer. A number of interceptor sewers are also located along the River. Both the trunk sewer lines and the interceptor sewer lines could be located within the RCA and areas proposed for recreation amenities associated with the Path Corridor. The potential exists that construction and grading of amenities such as pedestrian trails and overlooks would be proposed in areas with underlying utilities. Section 3.1.1 of the Master Plan states that the River Park would look for opportunities to separate River flow from ponds, remove River constrictions, and broaden the width of the River's meander belt (that portion of the flood plain in which the River alters its course as a result of a major flood event) to allow the necessary width for meandering and braiding. These improvements could result in significant alterations to the floodway within the RCA and potential need to relocate existing utilities and pump stations. The potential for construction of these facilities to require alteration of the location of existing utilities is considered to be a significant impact associated with implementation of the Master Plan.

Master Plan Polices

Measures identified in the Master Plan would be used to avoid conflicts with public utilities of the River including the following:

- Master Plan Section 4.1, Purpose (Design Guidelines). All future private or public projects that propose to modify public utilities within the River Corridor or River Influence Areas would meet the requirements of the most current version of the City's Water and Sewer Design Guide.

A potential conflict exists between the River Pathway in the RCA and existing or proposed Public Utilities Department access easements. The Public Utilities Department in accordance with Council Policies 400-13 and 400-14 are planning to relocate existing access easements/pathways wherever economically practical. Although the specific location of the River Pathway has not been determined, if its location does not correspond with an anticipated utility access easement relocation, the Public Utilities Department may need to coordinate with other City departments and possibly realign or temporarily close the River Pathway during construction. This potential conflict with anticipated access road alignments is considered to be a potentially significant impact of the Master Plan.

Solid Waste

The potential exists that visitors to recreational amenities developed in accordance with the Reach Recommendations or Design Guidelines would dispose of litter in receptacles that would need to be transported to landfills. However, Master Plan implementation would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for disposal of solid waste and would not require any need for expansion of landfills, the construction of which would create physical impacts.

In addition the Master Plan contains the following policies to minimize the amount of litter or solid waste associated with visitor use of recreational amenities and/or construction of recreational amenities:

City of San Diego Municipal Code/Community Plan Amendments

The Master Plan would amend the Mission Valley PDO, the MTDDOM, and the Navajo CPIOZ of the Municipal Code. The Master Plan would also amend the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans to incorporate the Design Guidelines of the Master Plan and to add the River Park as an official resource-based park. As discussed in Section 5.1, "Land Use," implementation of the Master Plan would not conflict with the Municipal Code or Community Plan land use designations would remain the same, and future projects would continue to adhere to said ordinances. Therefore, implementation of the Master Plan would not contribute to growth-inducing impacts. Furthermore, the Master Plan would not remove existing development and, thus, would have no impact related to the creation of demand for additional utilities. Impacts on utilities or the need for additional utilities associated with implementation of the Municipal Code and Community Plan Amendments would, therefore, be less than significant.

Significance of Impact

The Master Plan would not remove existing development and, thus, would have no impact related to the creation of demand for additional utilities. Impacts on utilities or the need for additional utilities associated with implementation of the Master Plan Municipal Code and Community Plan Amendments would, therefore, be less than significant.

UTIL-1: The potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master

Plan could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact.

Mitigation Framework

UTIL-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City Director of the Public Utilities Department shall determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department guidance identified below. Future design of projects shall be based on the recommendations of an anticipated detailed grade and alignment study that addresses potential conflicts with existing utilities and access road realignments implemented in compliance with Council Policies 400-13 and 400-14. The realignments of utilities or access roads implemented in compliance with Council Policies 400-13 and 400-14 could result in secondary impacts on biological or archaeological resources. Measures that could be incorporated into future projects to minimize potential conflicts with utilities shall include but are not limited to the following:

- The applicant shall coordinate the location of the River Pathway and other improvements within the RCA with the Park Planning section of the Development Services Department or the Director of the Public Utilities Department and in compliance with the Sewer Design Guidelines and other utility agencies that require access to the facilities. If feasible, access to the sewer and water facilities shall also be coordinated to provide combined access to stormwater pollution facilities in order to minimize the impact on open space and canyons by having common access. The access shall be proposed in a strategic location to facilitate Council Policies 400-13 and 400-14 and in accordance with the Canyon Sewer PEIR and Master SDP. If the alignment of the River Pathway shall be coordinated with planned or existing utility access roads then the following shall be considered:
    - ~~Areas within 10 feet of sewer mains shall be kept clear of trees.~~ No trees shall be planted within 10 feet of sewer mains or within water line easements.
    - When feasible, locate future access in accordance with the Sewer Design Guide requirement for access roads.
    - Design the River Pathway to also serve as a sewer or water access road centered over the ultimate sewer or water location if determined feasible at the project level.
    - Where feasible incorporate the sewer depth, slope, and location requirements of the Sewer Design Guide into the location of the River Pathway and any extension or alteration of utilities within the River Pathway alignment.
    - Grading for the River Pathway shall include, where feasible, a 20-foot bench for utilities.
    - Any grade or alignment study shall include cross sections showing the River Pathway and existing and proposed utilities and access roads.

Significance after Mitigation

Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City shall determine, based on review of the project application, that

future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department and in conjunction with implementation of Mitigation Framework UTIL-1. Future projects would be required to avoid or mitigate potential conflicts with existing utilities and planned or existing access pathways in accordance with the regulations and performance standards outlined in Mitigation Framework UTIL-1. Therefore, impacts would be mitigated to a less-than-significant level.

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Section 5.15 Energy Conservation

5.15.1 Introduction

This section provides an analysis of the potential impacts on energy sources that would result from implementation of the Master Plan Reach Recommendations and Design Guidelines, primarily within the RCA/RIA. An analysis of the Master Plan's consistency with density standards of the General Plan, Municipal Code, and relevant community plans also is provided.

5.15.2 Existing Conditions

Environmental Setting

Electricity and Natural Gas

Electricity and natural gas service in the City of San Diego are provided by San Diego Gas and Electric (SDG&E). Electricity, which is supplied via a grid and transmission lines, is provided throughout California, including to the Master Plan Study Area, by numerous power plants located both within and outside of the state. The major supplier of natural gas to SDG&E is the Southern California Gas Company.

SDG&E has been implementing electrical energy efficiency programs as part of its Long-Term Resource Plan, reducing energy needs by approximately 10%. Cost-effective energy efficiency and response resources are estimated to meet 10% of San Diego's total capacity need in year 2014. There are numerous locations in Mission Valley where lower voltage primary overhead power lines cross the River. High voltage overhead power transmission lines cross the River at:

1. West of the SR-52 crossing
2. South of the Friars Road bridge in Grantville
3. East and west of I-805
4. East of I-5
5. Between I-5 and Mission Bay Drive
6. Between Mission Bay Drive and Sunset Cliffs Boulevard

Gas transmission lines exist at points along the River banks, crossing the River at several locations. SDG&E receives natural gas from many sources, including the existing interstate pipeline system, San Juan Basin (New Mexico), Permian Basin (West Texas), Rocky Mountains, and Western Canada, as well as California producers.

5.15.3 Impacts

This section analyzes the impacts related to energy use for the Master Plan. It describes the methods used to determine impacts and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

Issue 1: Would construction and operation of the Master Plan result in the use of excessive amounts of electrical power? Would the Master Plan result in the use of excessive amounts of fuel or other forms of energy (e.g., natural gas, oil)?

Impact Thresholds

Criteria in the City of San Diego's 2011 Significance Determination Thresholds for energy conservation state that significant impacts related to energy conservation may result if the Master Plan causes the following:

- Would the proposal result in the use of excessive amounts of fuel or energy (e.g. natural gas)

Impact Analysis

Master Plan

As discussed in Chapter 3, "Project Description," the Master Plan does not propose specific development; instead, it is a planning policy document that would ensure that future development activities in the River area acknowledge and relate to the River and provide pedestrian and bicycle access as well as recreational opportunities for residents and visitors. The potential exists that certain types of recreational amenities proposed in accordance with the Reach Recommendations may include lighting facilities that would involve a demand for electricity. None of the recreational amenities identified in the Master Plan would create a demand for natural gas because recreational amenities such as pedestrian paths, overlooks, and kiosks are not structures that would require use of natural gas for heating. In addition, the Master Plan would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for natural gas.

As discussed in Section 4.3 of the Master Plan and summarized below, lighting facilities are proposed within the RCA to light structures and the River Pathway. Although the locations of these lighting facilities have not been identified in the Master Plan, it is anticipated that lighting for structures would be at intervals of no less than 0.5 mile along the River Pathway. Based on a 13-mile portion of the River and assuming that structure areas would be located on both sides of the River, this would result in approximately 52 sites that could include structure lighting within the RCA. The intervals for placement of lighting along the River Pathway are not identified in the Master Plan.

Master Plan Section 4.3.3.3, Lighting of Structures. Structures would be carefully lit with shielded, down lights to provide reasonable security at dusk without light-spillage into surrounding natural areas. Lights would blend into the architecture of the structure and not be decorative. A balance must be achieved between lighting to provide security and the absence of lighting necessary for a functional wildlife habitat. In general, structures would lean toward being under-lit rather than over-lit. Light fixtures mounted on poles would not be higher than 12 feet above grade.

A. Utilize shielded and down cast lights.

B. Solar powered lighting would be used as a sustainable alternative.

Master Plan Section 4.3.4.1, River Pathway Lighting. Lighting of the River Pathway may be necessary in some areas for safety and security. Any lighting located within the RCA would meet or exceed the City of San Diego Park and Recreation Consultant's Guide to Park Design and be shielded

and directed away from sensitive areas to ensure compliance with the MSCP Subarea Plan, "Land Use Adjacency Guidelines" and pursuant to Chapter 14, Article 2, Division 7 of the LDC (Outdoor Lighting Regulations_.

Standards and Fixtures: A fixture palette that allows lighting to respond to adjacent conditions (urban and naturalized) would be selected for each application. Fixtures would create an unobtrusive appearance that allows the focus to remain on the River, rather than the fixture. Fixtures may be placed on standards designed for each River Reach, but would coordinate with each other. Recommended lighting elements are:

A. Metal or concrete round poles of natural sand or warm grey/brown color.

B. Triangular style fixtures with natural sand or grey/brown color finish.

C. Light poles would not exceed 12 feet in height; lights to have shields to avoid spilling into the native habitat.

D. Solar powered lighting would be used as a sustainable alternative.

As noted in Section 4.3 of the Master Plan and summarized above, the Master Plan proposes that solar power lighting be used as a sustainable alternative. The Design Guidelines are not requirements. Therefore, the potential exists that lighting facilities in structures or along the River Pathway would involve use of electricity from existing utilities. However, it is anticipated that solar facilities would be widely used for the River Pathway lighting. Therefore, it is not anticipated that lighting proposed in accordance with the Reach Recommendations or Design Guidelines would result in an excessive use of electricity and impacts would be less than significant related to use of excessive amounts of energy.

City of San Diego Municipal Code/Community Plan Amendments

The Master Plan would amend the Mission Valley PDO, the MTDDOM, and the Navajo CPIOZ of the Municipal Code. The Master Plan would also amend the Mission Valley, Navajo, Tierrasanta, and East Elliot Community Plans to incorporate the principals of the Master Plan and to add the River Park as an official resource-based park. As discussed in Section 5.1, "Land Use," implementation of the Master Plan would not conflict with the Municipal Code, or Community Plan land use designations would remain the same, and future projects would continue to adhere to said ordinances. Therefore, implementation of the Master Plan would not contribute to growth-inducing impacts. Furthermore, the Master Plan would not remove existing development and, thus, would have no impact related to the creation of demand for electricity or natural gas. Impacts on utilities or the need for excessive amounts of energy associated with implementation of the Municipal Code and Community Plan Amendments would, therefore, be less than significant.

Significance of Impact

The Master Plan would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for electricity or natural gas. In addition, it is anticipated that solar facilities would be widely used for the River Pathway lighting. Therefore, it is not anticipated that lighting proposed in accordance with the Reach Recommendations or Design Guidelines as well as the Municipal Code and Community Plan Amendments would result in an excessive use of electricity. Consequently, impacts would be less than significant related to use of excessive amounts of energy.

Mitigation Framework

No mitigation is required.

Chapter 6
Significant Environmental Effects that Cannot be Avoided if the Proposed Project is Implemented

The analysis conducted in Chapter 5, "Environmental Analysis," and Chapter 9, "Cumulative Impacts," of this PEIR identified significant impacts that were not mitigated to below a level of significance. This discussion includes significant impacts related to Air Quality and Greenhouse Gas Emissions; Biological Resources; Historical Resources; Human Health, Public Safety, and Hazardous Materials; Hydrology and Water Quality; Geology and Soils; Paleontological Resources; and Traffic and Circulation that were not reduced to below a level of significance. In accordance with CEQA Guidelines Section 15126.2 a discussion of why the Master Plan is proposed as designed even with the probable significant effects is also provided.

6.1 Significant Impacts of the Project Not Reduced to Below a Level of Significance

6.1.1 Land Use

Significance of Impact

Structures constructed as part of future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in increased impacts on biological resources within the MHPA and/or exceed development limits within the MHPA. Construction of these facilities is considered a potentially significant impact.

Section 5.1, "Land Use," includes an analysis of the consistency of the project with the Historical Resources Regulations. As discussed in Section 5.5, "Historical Resources," proposed Reach Recommendations and Design Guidelines within the RCA could include elements that would cause adverse impacts on historical resources. Impacts could occur with any planned project that disturbs original in situ soils or soils that have been previously disturbed. Some activities listed in Chapter 3 of the Master Plan could include the grading of the River's banks, braiding the channel, separating the River from ponds, installing gabions, removing exotic species, and planting native species, which could all cause impacts on known and unknown cultural resources. These projects could occur within the RCA. Other potential projects associated with the 35-foot Path Corridor could include grading and drainage improvements associated with the installation of multi-use pathways, interpretive displays, signs, public art, utilities, walls, fences, picnic areas, picnic and shade structures, pedestrian/bicycle trails and paths, pedestrian/bicycle bridges, boardwalks, or overlook platforms. Construction of these facilities could occur within areas known to contain archaeological or built environment resources. Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. The grading and movement of original in situ soils could also expose buried resources along floodplains. Even in disturbed contexts, historical archaeological resources and features such as privies and trash dumps can and have been found that

contain information important in history. Impacts on these features would be an inconsistency of the project with the Historical Resources Regulations.

Mitigation Framework

Section 5.1, "Land Use," provides a mitigation framework to reduce potential impacts associated with development within or adjacent to the MHPA. To reduce potentially significant impacts on Environmentally Sensitive Lands within the MHPA, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment, would be submitted for discretionary review in accordance with the CEQA Significance Thresholds. This would involve a consistency determination with the MSCP Subarea Plan, the MSCP Land Use Adjacency Guidelines, the ESL Regulations, consistency with the Master Plan PEIR, and all other applicable federal and state regulations. The regulations for new development would reduce potential impacts on Environmentally Sensitive Lands inside the MHPA and help conserve the long-term biological resources consistent with the MCSP.

As stated in 5.1, "Land Use," the Mitigation Framework required in Section 5.5 to address potential inconsistencies with the Historical Resources Regulations requires that a cultural resources investigation be completed for any project proposed in accordance with the Reach Recommendations and Design Guidelines. Any potential impacts on historic resources would either be avoided or mitigated.

6.1.2 Air Quality and Greenhouse Gases

Significance of Impact

Criteria Pollutants

Trips generated as a result of the Master Plan would have a less-than-significant direct impact on air quality; however, implementation of Reach Recommendations and projects implementing the Design Guidelines could generate construction emissions that exceed the SDAPCD thresholds, and thus contribute or cause violations of the NAAQS and CAAQS. Considering the Master Plan does not include specific development projects, detailed analysis of anticipated construction equipment and operating conditions is not possible. Because the necessary quantitative analysis of short-term emissions cannot be conducted, it is infeasible at the program-EIR level to identify specific mitigation that would reduce impacts to below a level of significance. Additionally, because emissions from other nearby projects may combine with emissions generated by the Master Plan, it is currently unknown whether cumulative emissions would result in an air quality violation. Likewise, an analysis of construction-related emissions is currently not possible. Consequently, this is considered a potentially significant and unavoidable impact.

Greenhouse Gas Emissions

The City of San Diego has established an interim screening criterion and guidelines for the evaluation of GHG emissions for projects subject to CEQA. The interim guidance defines a significant

amount of GHG as 900 MT per year[1] (City of San Diego 2010c). It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions. A detailed analysis of all project-level GHG emissions and associated impacts cannot be conducted based on the policy-level information for future recommendations and the Design Guidelines included in the Master Plan Therefore, the potential exists that future projects would result in significant impacts because emissions from future projects are unknown at this time and could exceed the City's interim GHG screening criteria.

Mitigation Framework

Section 5.3, "Air Quality," provides a mitigation framework to reduce impacts resulting from construction emissions related to the Master Plan. Mitigation includes implementation of standard dust control measures, measures to reduce diesel powered construction equipment NO_X emissions, and additional exposure reduction strategies. Section 5.13, Greenhouse Gas Emissions/Climate Change," provides mitigation for reducing GHG emissions. There are several transportation-related measures that would encourage alternative modes of transportation. The Master Plan Study Area itself would also serve as a natural open space that would increase natural vegetation, which sequesters atmospheric CO_2. These activities would help offset some project-generated GHG emissions and would be considered in subsequent, project-level analyses.

6.1.3 Biological Resources

Significance of Impact

Implementation of the Reach Recommendations and projects implementing the Design Guidelines would result in significant impacts on biological resources associated with sensitive plant and wildlife species, wildlife corridors, biological resources found in the MHPA, and jurisdictional wetlands. Although the Master Plan includes goals to preserve, protect, and enhance habitat for plant and wildlife species and wildlife movement corridors, individual development projects and restoration activities that involve grading and removal of vegetation could result in direct impacts on these biological resources. The Master Plan includes a number of measures to improve the ecology of the River such as specifications to trail and pathway implementation to minimize impacts on wildlife movement and riparian/wetland habitats; guidance for site planning within the floodway in compliance with Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas) and MSCP Subarea Plan 'Land Use Considerations for Flood Control' to reduce impacts on wetland areas; and an outline on ESL development requirements to guarantee the long-term conservation of biological resources consistent with the MSCP. Additionally, all future development projects would be required to undergo a CEQA review and consistency determination with the MSCP Subarea Plan, the MHPA Land Use Adjacency Guidelines, the ESL Regulations, and all other applicable federal and state regulations.

Although the Master Plan would include measures intended to improve the quality of the River's biological resources, and would adhere to the above listed requirements, it is infeasible at the program-EIR level to identify Master Plan–specific mitigation because the degree of future impacts

[1] Per SDAPCD guidance, construction and one-time emissions of GHGs should be amortized over 30 years to obtain an annual GHG estimate.

for each specific future project cannot be adequately known. Therefore, the program-level impacts related to biological impacts would be significant and unavoidable.

Mitigation Framework

Section 5.4, "Biological Resources," provides a mitigation framework to reduce impacts on biological resources associated with sensitive plant and wildlife species, wildlife corridors, biological resources found in the MHPA, and jurisdictional wetlands. To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the RCA/RIA, all subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA would be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2002). In addition, a preliminary or final jurisdictional wetlands delineation of the RCA/RIA would be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region* (2008). Future projects with impacts on sensitive upland Tier I, II, IIIA, or IIIB habitats would be required to implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2 – presented as Table 5.4-3 in Section 5.4, "Biological Resources") and provide feasible mitigation in accordance with the MSCP Subarea Plan and Section III of the Biology Guidelines.

6.1.4 Historical Resources

Significance of Impact

Impacts on known historical resources and those not yet found and formally recorded could occur throughout the Master Plan Study Area. Grading and movement of original in situ soils could expose buried historical and archaeological resources including buried human remains. In addition, potential cumulative impacts were also identified. A mitigation framework is provided to reduce potential historical impacts; however, with no specific projects being proposed at this time it is not possible to identify feasible mitigation to reduce these impacts. Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project impacts would remain significant and unavoidable at this program level of analysis.

Mitigation Framework

Section 5.5, "Historical Resources," provides a mitigation framework to reduce impacts on historical resources. All Reach Recommendations and Design Guidelines would be required, when applicable, to adhere to the City's existing environmental regulations and guidance regarding specific environmental impact thresholds for use in CEQA analysis. The mitigation framework also provides steps and procedures for identifying potential impacts on Historical Resources and measures necessary to mitigate for those impacts, but not to below a level of significance at this program level of analysis. Prior to issuance of any permit that could directly affect an archaeological resource or resources associated with prehistoric Native American activities, the City would require a thorough analysis using the steps and procedures outlined in HIST-1 to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may

be impacted by a development activity. Prior to issuance of any permit that could directly affect a historical building, structure, or object, the City would require an evaluation involving similar steps outlined in HIST-1; however, different source information would be utilized to determine: (1) the presence of historical resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity.

6.1.5 Human Health, Public Safety, and Hazardous Materials

Significance of Impact

The Master Plan Study Area includes sites on a hazardous materials list, and portions of these areas are within a VHFHSZ. Significant impacts could occur related to future development within the RCA and RIA, possibly resulting in ground disturbance and grading activities on listed hazardous materials sites and/or exposing people or structures to significant risk involving wildland fires. This PEIR includes a mitigation framework designed to reduce impacts on portions of listed hazardous materials sites located within the VHFHSZ. Although this mitigation framework would reduce potential impacts, the Master Plan does not include specific development projects, and, therefore, it is not possible at the program-EIR level to identify feasible mitigation measures to reduce any further impacts to below a level of significance. Therefore, implementation of the Master Plan would result in significant and unavoidable impacts.

Mitigation Framework

Section 5.6, "Human Health, Public Safety, and Hazardous Materials," provides a mitigation framework to reduce potential impacts from exposure to hazards. All Reach Recommendations and projects implementing the Design Guidelines would be required, if necessary, in accordance with state and local regulations, to complete the necessary assessments and/or evaluations to identify potential hazards.

6.1.6 Hydrology and Water Quality

Significance of Impact

Operation and construction of the Master Plan would result in significant impacts related to drainage patterns, water quality, flooding, groundwater, and increase in stormwater runoff within the RCA and RIA. The Master Plan includes measures to improve the hydrology and water quality of the River including increasing onsite filtration; directing concentrated flows away from habitat protection areas; and reducing the amount of impervious surfaces through selection of material, site planning, and the narrowing of street widths, where possible. Future Reach Recommendations and projects implementing the Design Guidelines would also be required to comply with all NPDES permit requirements. This includes the development of an SWPPP if the disturbed area is 1-acre or more, or a Water Quality Control Plan if the disturbed area is less than 1 acre. The Master Plan would also be required to utilize/follow the City's ~~Storm Water Standards Manual~~ Drainage Design Manual for drainage design and BMPs for treatment, and for those future projects that would involve work in areas considered under the jurisdiction of the USACE as Waters of the U.S., a 404 Permit (from USACE), and a Stream Bed Alteration Agreement from CDFG would also be required.

Although the Master Plan would include measures intended to improve the quality of the River's hydrology and water quality and would adhere to the above listed requirements, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Therefore, the program-level impacts related to hydrology and water quality would be significant and unavoidable.

Mitigation Framework

Section 5.7, "Hydrology and Water Quality," provides a mitigation framework to reduce impacts resulting from drainage patterns, water quality, flooding, groundwater, and increase in stormwater runoff. Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the applicant would be required to demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with the Master Plan and current City and RWQCB regulations. Future design of projects would incorporate feasible mitigation measures in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and based on the recommendations of a detailed hydraulic analysis.

6.1.7 Geology and Soils

Significance of Impact

Significant impacts related to unstable surface or subsurface materials and erosion would result with implementation of the Master Plan. Both the RCA and RIA are within known active and potentially active fault zones; are underlain by saturated or semi-saturated alluvial and/or slope wash deposits that may be subject to liquefaction, seismic settlement, and lateral spreading during moderate-to-large earthquake events; and have the presence of landslides along steep slopes that are slightly-to-moderately expansive. Additionally, implementation of Reach Recommendations and projects implementing the Design Guidelines could result in an increase in impervious surfaces and increase the potential for erosion into offsite areas within the River Valley. The Master Plan provides a mitigation framework requiring the subsequent projects developed in accordance with the Master Plan to adhere to the City's existing design regulations, grading, and construction practices as well as the CBC to avoid or reduce geologic hazards. Although the regulations for new development would reduce potential impacts regarding geological hazards, the Master Plan does not include specific development projects and therefore it is infeasible at the program-EIR level to identify project-specific mitigation. As such, the Master Plan would result in impacts on geology and soils that are significant and unavoidable.

Mitigation Framework

Section 5.8, "Geology and Soils," provides a mitigation framework to reduce impacts identified for geology and soils. All applicable state and local development regulations would be required for future actions of the Master Plan, and geotechnical investigation would be required prior to obtaining grading permits.

6.1.8 Paleontological Resources

Significance of Impact

Implementation of Reach Recommendations and projects implementing the Design Guidelines could potentially impact paleontological resources by incidentally disturbing unknown buried resources. This PEIR includes mitigation measures that would reduce these potentially significant impacts. Additionally, all future implementation of Reach Recommendations and projects implementing the Design Guidelines within the RCA/RIA are subject to demonstrating appropriate CEQA compliance and permitting, including the establishment of mitigation measures to avoid or minimize disturbance of paleontological resources. Although impacts associated with this Master Plan would include mitigation to reduce potential impacts along with subsequent environmental review for each future public or private development within the RCA/RIA, impacts on paleontological resources would remain significant. As such, the potential impact on paleontological resources is considered significant and unavoidable.

Mitigation Framework

Section 5.9, "Paleontological Resources," provides a mitigation framework to reduce impacts on paleontological resources, which includes monitoring in areas where high and/or moderate sensitivity fossil-bearing formations would be impacted as further detailed in the CEQA Significance Thresholds and Paleontology Guidelines.

6.1.9 Traffic and Circulation

Significance of Impact

Implementation of Reach Recommendations and projects implementing the Design Guidelines could result in the potential significant impacts related to the contribution to the reduction of LOS to unacceptable levels and from conflicts between pedestrians and vehicles associated with the trail that would extend through the RCA/RIA. Measures that may be included at the project level to minimize potential impacts from pedestrian/bicyclist/vehicle conflicts are identified in the Master Plan. However, considering the Master Plan does not include specific development projects, it is infeasible at the program-EIR level to include specific mitigation that would reduce impacts to below a level of significance. Therefore, impacts associated with traffic and circulation would be significant and unavoidable.

Mitigation Framework

Section 5.10, "Traffic and Circulation," provides a mitigation framework to minimize significant traffic and circulation impacts. All Reach Recommendations and projects implementing the Design Guidelines would be required. Measures that would be incorporated at the project level to minimize potential impacts from pedestrian/bicyclist/vehicle conflicts are identified in the Master Plan and included in Section 5.10.

6.1.10 Public Utilities

Significance of Impact

The potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact.

Mitigation Framework

Section 5.14, "Public Utilities," provides a mitigation framework to reduce impacts. Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City Director of the Public Utilities Department would determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department. The applicant would coordinate the location of the River Pathway and other improvements within the RCA with the Park Planning section of the Development Services Department or the Director of the Public Utilities Department and in compliance with the Sewer Design Guidelines and other utility agencies that require access to the facilities. If feasible, access to the sewer and water facilities would also be coordinated to provide combined access to stormwater pollution facilities in order to minimize the impact on open space and canyons by having common access. The access would be proposed in a strategic location to facilitate Council Policies 400-13 and 400-14 and in accordance with the Canyon Sewer PEIR and Master SDP.

Chapter 7
Significant Irreversible Environmental Changes

Section 15126(c) of the State CEQA Guidelines requires an evaluation of significant irreversible environmental changes that would be involved should the Master Plan be implemented. Irreversible environmental changes fall into three main categories: (1) primary impacts such as the loss of nonrenewable resources (biological habitat, cultural sites); (2) secondary impacts, such as a new roadway providing access to previously inaccessible areas; and (3) environmental accidents associated with a project. State CEQA Guidelines state that irretrievable commitments of resources are evaluated to assure that current consumption is justified.

Implementation of the Master Plan would not result in significant irreversible impacts on agricultural and mineral resources. The addition of recreation amenities, such as the River Pathway, shade structures, and overlooks would be located adjacent to the River. As noted in Chapter 10, "Effects Not Found to be Significant," these actions would not result in a loss of agricultural or mineral resources. Furthermore, the RIA Design Guidelines would be applied to planned development, which would not result in changes to land use or grading extent and therefore would not result in irreversible impacts on historical or paleontological resources.

Future Master Plan implementation would result in significant irreversible impacts on visual effects/neighborhood character and biological resources. As discussed in Sections 5.2 and 5.4, impacts may result within the RCA with implementation of the Master Plan's Reach Recommendations and Design Guidelines (trail, overlooks, and shade structures); however, these impacts would be mitigated. Within the RIA, planned development would apply the Master Plan's Design Guidelines, which would not change land use. Projects developed in the RIA may result in the loss of biological resources, or impacts on aesthetics; however, this would not be the result of any of the Master Plan Design Guidelines.

The Master Plan could involve the use of energy such as lighting and construction materials and labor associated with the development of the Reach Recommendations. However, the use of energy associated with the Reach Recommendations would be limited to lighting in the Path Corridor, and, therefore, implementation of the Master Plan would not result in a significant use of energy.

The Master Plan would not involve any new roadway improvements that would provide access to previously inaccessible areas apart from the RCA and RIA. No features of the Reach Recommendations or the Design Guidelines for the RCA or the RIA involve planned extensions or modifications to existing roadways that would allow for vehicle traffic in previously inaccessible areas. Implementation of the RCA would involve extension of the River Pathway into new areas within the RCA. However, a majority of the River Pathway would involve improvements in areas where the public can already access the River. Extension of the River Pathway would be completed as a part of future public or private development.

As detailed in Sections 5.6, "Human Health, Public Safety, and Hazardous Materials," and 5.8, "Geology and Soils," no major environmental accidents or hazards are anticipated to occur as a result of implementation of the Master Plan. Implementation of the Reach Recommendations and Design Guidelines would involve construction of uninhabitable structures and recreational amenities. Therefore, implementation of the Master Plan would not subject people to major environmental accidents. As discussed in both Sections 5.6 and 5.8, construction of future structures

within the RCA and RIA as a part of the Reach Recommendations and/or Design Guidelines could be subject to geologic hazards such as seismic activity or could involve construction in areas containing hazardous materials or contaminated soils. The mitigation framework identified in those sections outlines the procedures for future projects involving compliance with Master Plan, state, and local regulations to ensure that geologic or other hazards are avoided at the project level.

Future Master Plan implementation could result in significant irreversible impacts on archaeological, historical, and paleontological resources. For archaeological, historical, and paleontological resources, as noted in Sections 5.5 and 5.9 of the PEIR, respectively, impacts would be avoided and/or mitigated where possible. However, where avoidance of a resource site is not feasible, project grading could result in permanent loss of the site or a historical structure. Such loss may occur if the site is not considered an important resource and, therefore, complete loss during grading would occur because the site could not be recreated or replaced. If the site is considered significant and important but cannot be avoided, mitigation could involve data recovery or an historical resource inventory, which would still result in loss of the site from its current location.

Chapter 8
Growth

In accordance with Section 15126.2(d) of the State CEQA Guidelines and the City of San Diego 2011 CEQA Significance Determination Thresholds, an EIR must include an analysis of the growth-inducing impact of the Master Plan. Growth inducement refers to economic or population growth, the construction of additional housing, or remove of obstacles to population growth associated with a proposed project. Direct growth inducement may result from provision of public services and infrastructure (e.g., utility lines and roads) to a previously undeveloped area. Such a provision can foster additional growth by reducing development constraints for nearby areas, thereby inducing other landowners in the area to convert their property to other uses. Direct impacts can also result from a development's population placing strain on existing public services, or a particular development increasing the pace of density of existing surrounding developments. Indirect growth-inducing impacts include the additional demand for housing, commodities, and services that new development attracts by increasing population and/or services in an area. Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Implementation of the Reach Recommendations or Design Guidelines would not directly induce growth within the Master Plan Study Area. The Master Plan does not propose specific development and instead provides Design Guidelines that would ensure future development within the Master Plan Study Area acknowledge and relate to the River. Implementation of the Reach Recommendations or Design Guidelines would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Additionally, all future development within the Master Plan Study Area would be subject to future development and environmental review. Considering the uses are consistent with what is already planned for the site, and each new development within the Master Plan Study Area would be subject to its own approval process and environmental review, implementation of the Master Plan Reach Recommendations and Design Guidelines within the Master Plan Study Area would not foster unplanned growth in the area. Therefore, the Master Plan would not result in direct impacts related to inducing growth.

Indirect impacts may result with implementation of the improvements within the Master Plan Study Area. A new multi-use pathway and trail system and the addition of recreation amenities could attract additional visitors to the River. However, this would be short-term and would not result in a long-term increase in population such as that associated with building homes or extending infrastructure. Therefore, indirect impacts related to inducing population growth would be less than significant.

In addition, the Master Plan would not extend any utilities or expand services beyond those planned in the Master Plan Study Area. Implementation of the Master Plan Reach Recommendations and Design Guidelines would only require minimal connections to existing utilities for facilities such as public restrooms, drinking fountains, and security lighting that may be implemented within the Master Plan Study Area. The area surrounding the RCA is currently built-out with urban uses with some vacant areas in the vicinity of the River containing native vegetation. As a result, Master Plan Reach Recommendations and the Design Guidelines facilities could be connected to existing utilities in the area. Implementation of these facilities would, therefore, not require the extension of

significant new or expanded utility services such as water and wastewater pipelines or San Diego Gas & Electric (SDG&E) services. Because the Master Plan actions would connect with existing available utilities in the area and, as discussed above, direct and indirect impacts related to inducing population growth would not be significant, growth-inducing impacts associated with implementation of the Master Plan would be less than significant.

Chapter 9
Cumulative Impacts

Section 15130 of the State CEQA Guidelines requires lead agencies to evaluate a proposed undertaking's potential to contribute to cumulative impacts in the project or program area. A *cumulative impact* refers to the combined effect of "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (State CEQA Guidelines 15355). As defined by the state, cumulative impacts reflect:

> [t]he change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (State CEQA Guidelines 15355[b]).

CEQA requires the lead agency to identify projects and programs related to the undertaking being analyzed and evaluate the combined (cumulative) effects of those related projects on the environment. If cumulative impacts are identified as significant, the lead agency must then assess the degree to which the proposed undertaking would contribute to those impacts and identify ways of avoiding or reducing any contribution evaluated as *cumulatively considerable* (State CEQA Guidelines 15130[b]). Lead agencies may use a "list" approach to identify related projects, or may base the identification of cumulative impacts on a summary of projections in an adopted general plan or related planning document.

The City of San Diego 2011 Significance Determination Thresholds also include the following general thresholds for determining significant cumulative impacts.

- If there are known documented existing significant impacts occurring in a community, additional increments would exacerbate the impact.
- If a community plan and/or precise plan identifies cumulative impacts in the community wide EIR, individual projects which contribute significantly to the community wide impacts would be considered cumulatively significant.
- A large scale project for which direct impacts are mitigated by the collective number of individual impacts results in a cumulative impact.

Additional City of San Diego 2011 Significance Determination Thresholds specific to issue categories are discussed below.

9.1 Cumulative Impact Assessment and Methodology

This cumulative impact assessment uses the list approach, which considers a list of approved and pending projects in the surrounding area. The following discussion of cumulative impacts reflects the potential severity and likelihood of occurrence resulting from the Master Plan. The analysis focuses on whether the Master Plan's incremental contribution to the cumulative impact is considerable.

The following assumptions were used in this analysis of cumulative impacts.

- A cumulatively considerable impact occurs only if the Master Plan would contribute something to the total effect. A cumulatively considerable impact is more likely to occur if either the Master Plan's contribution or the prevailing negative conditions are substantial.
- Pursuant to State CEQA Guidelines Sections 15064 and 15130, a project's incremental contribution to a cumulative impact is not cumulatively considerable if the Master Plan would comply with the requirements of a previously approved plan or mitigation program that provides specific requirements that would substantially lessen the cumulative problem, or if the Master Plan would contribute its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.
- All direct effects of the Master Plan have the potential to contribute to cumulatively considerable impacts, even if they are individually less than significant.
- The geographic region affected by cumulative impacts varies by resource; for instance, the region affected by cumulative air quality impacts may be larger than the region affected by cumulative noise effects.

This analysis incorporates past projects by acknowledging their contribution to existing negative or sensitive conditions.

9.2 Projects Evaluated for Cumulative Impacts

The potential for project-generated effects to contribute to a significant cumulative impact would arise if several projects with similar effects would be constructed within the same geographic area as the Master Plan. This geographic area may vary, depending on the issue area discussed and the geographic extent of the potential impact. Consistent with the State CEQA Guidelines, analysis of the Master Plan's potential to contribute to cumulative impacts focused on the known impacts listed within Chapter 5, "Environmental Analysis," of this PEIR.

Analysis of cumulative impacts covers the geographic area that is most appropriate for each resource area: the region, the City, a surrounding community, and/or plan boundaries. For purposes of the programmatic document, the cumulative study area includes the community plan areas where the Master Plan would be implemented: Navajo, East Elliot, Tierrasanta, Ocean Beach, Mission Valley, Mission Bay, and Linda Vista. The list of projects considered in the cumulative analysis will include new developments with applications on file with the City for development permits as well as redevelopment efforts that are planned or approved to occur within the cumulative study area.

Specific projects evaluated in this cumulative impact analysis are described below, and their locations are shown in Figure 9-1. A summary of anticipated significant impacts identified for the specific projects evaluated is included in Table 9-1.

9.2.1 Grantville Master Plan

The City is currently preparing the Grantville Master Plan. The Grantville Master Plan would cover a portion of the Navajo Community Plan Area. The City has conducted public workshops but has not

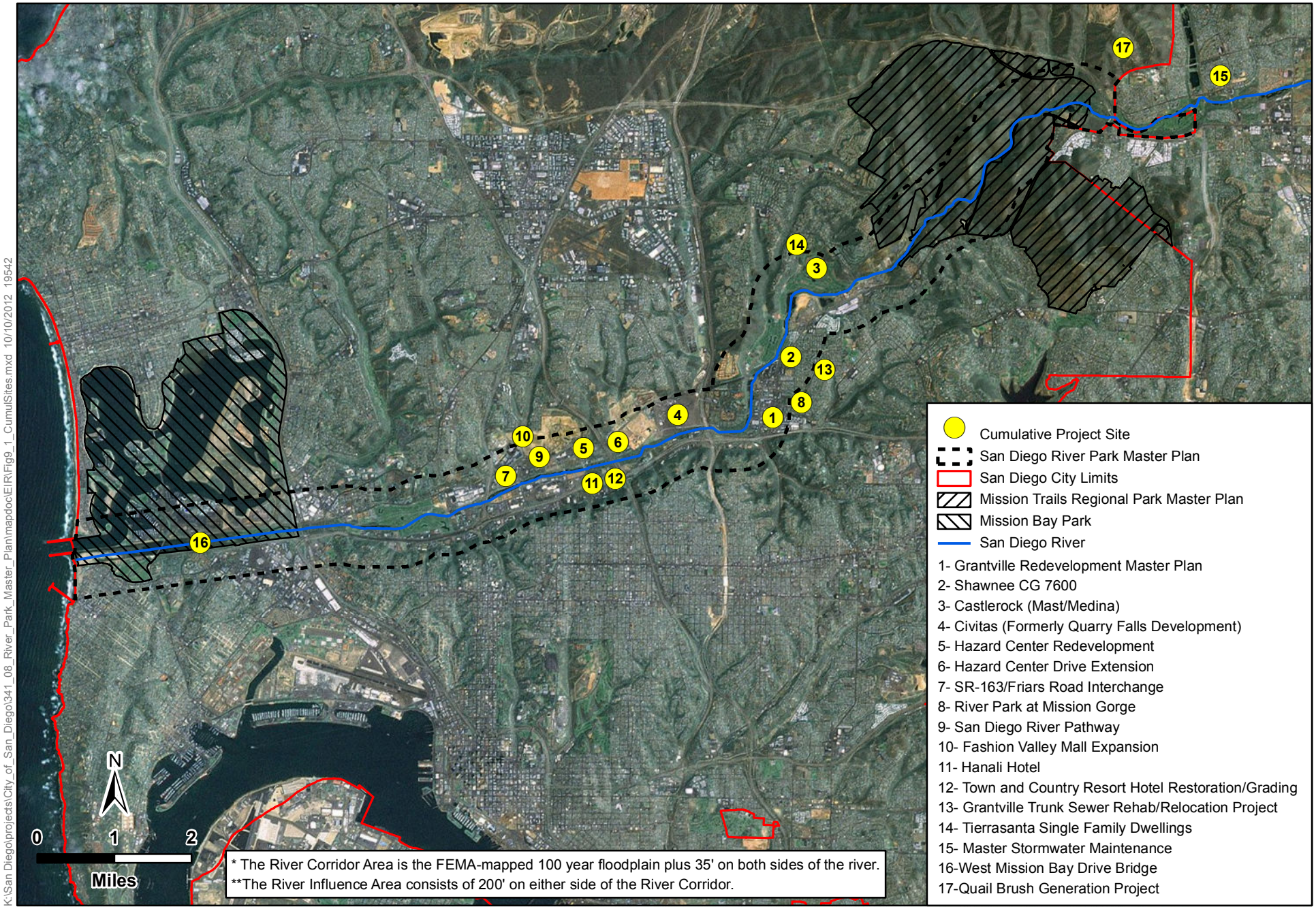

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Figure 9-1
Cumulative Projects
San Diego River Park EIR

made an environmental determination or begun preparation of an environmental document that will address the draft Master Plan.

The City, in conjunction with property owners in the Grantville Master Plan area, has developed three alternative Land Use Plans that plan for development of a mix of multi-family residential, commercial, and industrial uses. The River is shown as open space in the current land use plans. The alternatives currently under consideration are referred to as Alternatives D, E/F, and G. The alternatives differ primarily by the number of residential dwelling units and acreage of residential land use anticipated. Alternative D would accommodate development of 8,275 multi-family units on 105 acres. Alternative E/F proposes development of 4,261 multi-family units on 109 acres. Alternative G proposes development of 6,656 multi-family units on 160 acres.

The Grantville Master Plan will reflect a revision to the 100-year floodplain of the River from that currently shown by FEMA. The revised FEMA line will reflect the line currently being proposed by property owners adjacent to the River between Friars Road and Twain Avenue. The property owners have an application on file with FEMA to amend the FEMA 100-year floodway line to more accurately reflect existing conditions. FEMA in June 2009 tentatively approved the Conditional Letter of Map Revision. As discussed further in Chapter 3, "Project Description," of this PEIR, the Master Plan anticipates that the ultimate boundaries of the RCA and RIA would reflect the 100-year floodplain boundary approved as a part of the Grantville Master Plan area.

9.2.2 Shawnee CG 7600

This project includes a Community Plan Amendment for Navajo, Vesting Tentative Map, Planned Development, Site Development Permit for Environmentally Sensitive Lands, and Rezone from industrial and agriculture use zones (IL-2-1, AR-1-1, and AR-1-2) to residential and open space zones (RM, OP, and OC). The 22.9-acre project site would be subdivided to allow for the development of 996 multi-dwelling units, 37,500 square feet of accessory commercial, a 5.30-acre population based park, 1.55 acres of open space, and associated infrastructure at Mission Gorge Road and Old Cliffs Road within the Navajo Community Plan (FAA Part 77, CPIOZ (A) Council District 7). An EIR was prepared for the project and was certified by the City Council in 2012.

9.2.3 Castlerock (Mast/Medina)

The Castlerock project proposes residential development along Mast Boulevard. Although this project is located outside the RCA/RIA, and is outside the Mission Trails Regional Park, it is considered in the cumulative list of projects because the project's features would bring people to the Mission Trails Regional Park. An EIR is being prepared, which includes two scenarios depending on whether the project would be annexed to the City of Santee or would remain within the City of San Diego. Under the City of Santee scenario, the project would include 430 units and would require amendments to the City of San Diego General Plan and East Elliot Community Plan to reflect the new City boundary. Under the City of San Diego scenario, the project would include 422 units and would require a City of San Diego General Plan amendment and zone change to allow multi-family units. An EIR has been prepared for the project (2012) and is pending approval and certification.

9.2.4 Civitas (Formerly Quarry Falls Development)

The Civitas project included a Community Plan Amendment, Specific Plan Amendment, Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit, Vesting

Tentative Map, and a Conditional Use Permit (CUP) to amend CUP 82-0315 and 5079/pc. The project also involved rezoning to various zones on the 230-acre site and is currently under construction.

9.2.5 Hazard Center Redevelopment

Redevelopment at the Hazard Center involved a Community Plan Amendment, Specific Plan Amendment, Site Development Permit, Planned Development Permit, and Vesting Tentative Map including Environmental Review to demolish a portion of existing commercial space and build up to 473 residential units. Proposed residential units would include 73 mid-rise flats and row homes, 202 residential units in a 21-story tower, and 198 residential units in a 22-story tower. The 14.52-acre project site at 7510 and 7676 Hazard Center Drive and 1370 Frazee Road is in the Multi-Use and Special Permit (M/SP) Zone of the Mission Valley Planning District within the Mission Valley Community Planning Area. Portions of Hazard Center have been constructed. An EIR was prepared for the project and approved by the City in 2010. The EIR required a mitigation measure for the extension of Hazard Center Drive as detailed below, but does not require further CEQA analysis.

9.2.6 Hazard Center Drive Extension

This project proposes the westerly extension of Hazards Center Drive in the vicinity of the Hazard Center. This project provides for the design and construction of the westerly extension of Hazard Center Drive that will provide for the construction of a two-lane road from the eastern terminus of Hazard Center Drive to the existing road on the south side of Fashion Valley Shopping Center. This project is located within the developed public right-of-way. The alignment design for this roadway is currently being reviewed by the City Engineer.

9.2.7 SR-163/Friars Road Interchange

A Site Development Permit for Environmentally Sensitive Lands would be required to widen the Friars Road Bridge and carry out improvements to the SR-163/Friars Road interchange. An EIR was prepared by the City and certified in 2010.

9.2.8 River Park at Mission Gorge

This project involves the creation of 83 lots for 2,156 residential condominiums and commercial/R&D buildings proposed on a 366-acre site at 7500 Mission Gorge Road within the Navajo Community Plan, Council District 7 and the Tierrasanta Community Plan. The project would include a Community Plan Amendment, Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit, Rezone, and Vesting Tentative Map.

9.2.9 San Diego River Pathway

The project involves a Site Development Permit for Environmentally Sensitive Lands for the construction of a new, approximately 1,200-linear-foot, 12-foot wide paved class I multi-use (bicycle and pedestrian) pathway with 2-foot wide shoulders on each side ultimately connecting to existing pathways on the east and west. The multi-use pathway would be constructed of a concrete and permeable aggregate base and includes striping, signage, and lighting. The project is located under

SR-163, from Hazard Center Drive to Fashion Valley Mall on the north side of the River. A Mitigated Negative Declaration (MND) was prepared for the project and approved in June 2012

9.2.10 Fashion Valley Mall Expansion

This is a renovation project currently under construction within the Fashion Valley Mall footprint, and no significant square footage would be added to the existing mall. The project involves improvements to landscaping, building facades, and a shade feature over the food court. (Monroe pers. comm.)

9.2.11 Hanali Hotel

The City approved a project that includes an expansion of 10,000 square feet for an exhibit hall within the Atlas Specific Plan planning area. An MND was prepared and a Site Development Permit was issued for the project.

9.2.12 Town and Country Resort Hotel Restoration/Grading

The Town and County Resort Hotel Restoration/Grading project involved the restoration of natural habitat and location of a trail on the south side of the River to mitigate for impacts resulting from installation of a parking lot at the Town and County Resort Hotel. Implementation of the parking lot resulted in significant biological impacts that have been recently assessed by an MND, currently out for public review (Shearer-Nguyen pers. comm.).

9.2.13 Grantville Trunk Sewer Rehab/Relocation Project

The City's Engineering and Capital Project Department is proposing the installation of approximately 11,000 linear feet of sewer pipe within the Navajo Community Planning area. This project would include approximately 6,150 linear feet of replacement of existing clay pipe and approximately 2,300 linear feet of new relocated alignment, and approximately 2,550 linear feet of rehabilitated pipe using trenchless technology in the same trench. An Initial Study (IS) has been conducted for the project and determined that an EIR would not be required. The project is located entirely within the developed public right-of-way and would be consistent with all applicable plans, policies, and regulations of relevant agencies, and would not conflict with any land use plans.

9.2.14 Tierrasanta Single Family Dwellings

A total of 37 single-family dwellings are proposed on Tierrasanta Boulevard, to the northeast of the Admiral Baker Golf Course.

9.2.15 Master Stormwater System Maintenance Program

The City has approved a Master Site Development (SDP) and Coastal Development Permit (CDP) for the long-term maintenance of stormwater facilities maintained by the Storm Water Division (SWD) of the City of San Diego's Transportation and Storm Water Department (T&SWD). The stormwater facilities include a series of natural and/or constructed drainage channels. The Master Stormwater System Maintenance Program (Master Program) identifies the maintenance activities anticipated to be carried out for each storm water facility. The Master Program also establishes a series of

protocols to be carried out during maintenance activities that are intended to minimize impacts related to soil and erosion, water quality, and wildlife disruption.

The City completed a Recirculated PEIR to address modifications to the Master Program which were made subsequent to preparation of the Final PEIR (referred to as the "original" PEIR) for this project dated March 17, 2010. The Recirculated PEIR also includes additional information that became available subsequent to the public review of the original PEIR. Most notably, the Recirculated PEIR includes additional information on water quality effects, which are derived from an analysis commissioned by the City after public review of the original PEIR.

9.2.16 City of San Diego Bicycle Master Plan Update

In April 2011, the City prepared a final draft of the City of San Diego Bicycle Master Plan Update to the 2002 City of San Diego Bicycle Master Plan. The updated plan provides direction for expanding the existing San Diego bicycle network to encourage residents to bicycle more often. Recommendations in the updated plan include features to help strengthen local and regional connectivity such as connecting separated bicycle paths, addressing constrained areas, and improving traffic intersections. Currently, an addendum to the Bicycle Master Plan Update is being processed to reprioritize important issues relevant to project implementation, including project feasibility, project redundancy, project cost, parking impact, etc. A Program EIR has been prepared and is pending approval/certification (Ammi pers. comm.).

9.2.17 City of Santee Draft Master Bikeway Plan and General Plan Trails Element

The proposed City of Santee Bicycle Master Plan is a comprehensive update of the bicycle portion of the Circulation and Trails Element of the Santee General Plan 2020 and the 1989 Bike and Trail Study Engineering Report. This plan would provide the City of Santee with the framework for the future development of the City's bicycle network. It is anticipated that this network would connect to the trails of the River Park Master Plan, linking a regional bikeway system between Santee and San Diego. A Negative Declaration was prepared for this project in 2009 and determined that the project would have no significant impacts because a significant portion of the proposed plan relates to the City's existing General Plan policy guidelines.

9.2.18 West Mission Bay Drive Bridge

The West Mission Bay Drive Bridge project would provide an improved transportation link (bridge) across the San Diego River between the communities of Pacific Beach and Loma Portal/Point Loma. The existing four-lane West Mission Bay Drive Bridge is the gateway to the Mission Bay community and provides a vital transportation link from the freeway and the Sports Arena region across the San Diego River to the Pacific Beach area and Mission Bay Park. In addition, the project will replace the existing four-lane bridge with a six-lane bridge configuration that consists of two parallel structures with three lanes in each direction. The additional two lanes will provide the proposed capacity that is required to meet the traffic demands of today and the future. Also this project will provide for multimodal (bicycle and pedestrian) access across the river and to the neighboring destinations. Hence, the proposed bridge will also provide Class I facilities, which will connect to the existing paths to the north and south of the San Diego River. An MND was prepared for this project and is pending approval and certification.

9.2.19 Quail Brush Generation Project

The proposed Quail Brush Generation Project is a 100-megawatt (MW) intermediate/peaking load electrical generating facility. It would consist of a set of 11 natural gas–fired reciprocating Wartsila engine generators. The proposed project has a long-term Power Purchase Tolling Agreement (PPA) with SDG&E as a result of a 2009 Request for Offers (RFO). The project would support SDG&E's efforts to increase reliance on wind, solar, and other renewable energy resources. It would also provide peaking and load-shaping power to the grid, along with several ancillary services intended to assure system reliability within the SDG&E service area.

The project is proposed to be located in the City of San Diego, west of the City of Santee, south of the Sycamore Landfill and north of State Route 52. The portion of the project where the power plant (plant) is proposed to be constructed is approximately 11 acres and is located within a 21.6- acre privately owned parcel optioned by Development Land Holdings, LLC. The project company, Quail Brush Genco, LLC (Applicant), and Development Land Holdings are wholly owned subsidiaries of Cogentrix Energy, LLC. Additional project components located beyond the plant site would include a 230 kilovolt (kV) generation tie-line (gen tie), utility switchyard, and natural gas pipeline lateral. (California Energy Commission 2012)

Table 9-1. Cumulative Projects/Proposed Master Plan Resource Issue Area Summary

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
N/A	Proposed Master Plan	See Figure 3-1	See section 3 of PEIR	Program EIR	Land Use (MSCP consistency); Air Quality (construction emissions); Biological Resources (sensitive species, upland and wetland habitat); Historical Resources (archeology, historical site); Human Health, Public Safety, Hazardous Materials (hazardous materials, fire hazards); Hydrology/Water Quality; Geology and Soils; Paleontological Resources (subsurface formations); Traffic/Circulation (vehicle/bicycle/pedestrian conflicts); Public Utilities (conflicts with planned and existing utilities); Greenhouse Gas Emissions
1	Grantville Master Plan	The Grantville Master Plan would cover a portion of the Navajo Community Plan Area.	The alternative land use plan being considered by the City as the preferred alternative would accommodate development of 8,275 multi-family units on 105 acres. Alternative E/F proposes development of 4,261 multi-family units on 109 acres. Alternative G proposes development of 6,656 multi-family units on 160 acres.	Project has not been submitted for review. No environmental determination has been made; however, an EIR may be required	Potential issues include, but are not limited to; Land Use (MSCP consistency, floodplain); Air Quality (construction emissions); Biological Resources, (sensitive species, upland and wetland habitat); Historical Resources (archaeology, historical site); Human Health, Public Safety, Hazardous Materials (hazardous materials, fire hazards); Hydrology/Water

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
					Quality; Geology and Soils; Paleontological Resources (subsurface formations); Traffic/Circulation (vehicle/bicycle/pedestrian conflicts); Public Utilities (conflicts with planned and existing utilities); Greenhouse Gas Emissions ; Public Services; Population/Housing
2	Shawnee CG 7600	Mission Gorge Road and Old Cliffs Road within the Navajo Community Plan	The 22.9-acre project site would be subdivided to allow for the development of 996 multi-dwelling units, 37,500 square feet of accessory commercial, a 5.30 acre population based park, 1.55 acres of open space and associated infrastructure at Mission Gorge Road and Old Cliffs Road within the Navajo Community Plan (FAA Part 77, CPIOZ (A) Council District 7). An EIR was prepared for the project in 2012 and is pending approval and certification.	Final EIR certified in August 2012. Project approved October 2012	Biological Resources (wetland and upland habitat); Transportation/Circulation; Hydrology/Water Quality; Cultural Resources; Historical Resources
3	Castlerock (Mast/Medina)	Mast Boulevard immediately south of Mission Trails Regional Park	The project would include 430 units and would require amendments to the City of San Diego General Plan and East Elliot Community Plan to reflect the new City boundary. Under the City of San Diego scenario, the project would include 422 units and would require a City of San Diego General Plan amendment	Draft EIR prepared in 2012	Significant impacts identified for Air Quality/Odor (construction emissions); Biological Resources (sensitive biological resources, plan consistency); Cultural/Historical Resources (archaeology); Human Health/Public Safety/Hazardous Materials

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
			and zone change to allow multi-family units.		(unexploded ordinance); Noise; Paleontological Resources (unknown subsurface resources); Transportation/Circulation; Public Facilities and Services; Landform Alteration; Greenhouse Gases.
4	Civitas	North of Friars Road between I-15 and I-805	The Civitas project included a Community Plan Amendment, Specific Plan Amendment, Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit, Vesting Tentative Map, and a Conditional Use Permit (CUP) to amend CUP 82-0315 and 5079/pc. The project also involved rezoning to various zones on the 230-acre site and is currently under construction.	EIR certified – project under construction	Significant impacts identified for Biological Resources (uplands); Land Use with Traffic/Circulation (impacts on LOS/parking); Visual Effects/Neighborhood Character(landform alteration); Public Services (solid waste); Air Quality (construction impacts); Noise (residential near mining); Health and Safety (hazardous materials); Paleontological Resources (unknown subsurface resources)
5	Hazard Center Redevelopment	7510 and 7676 Hazard Center Drive and 1370 Frazee Road	Proposed residential units would include 73 mid-rise flats and row homes, 202 residential units in a 21-story tower, and 198 residential units in a 22-story tower. The 14.52-acre project site at 7510 and 7676 Hazard Center Drive and 1370 Frazee Road is in the Multi-Use and Special Permit (M/SP) Zone of the Mission Valley Planning District within the Mission Valley Community	EIR prepared – project approved by City	Significant impacts identified for Biological Resources (uplands); Land Use with Traffic/Circulation (impacts on LOS/parking); Visual Effects/Neighborhood Character(landform alteration); Public Services (solid waste); Air Quality (construction impacts); Noise; Health and Safety (hazardous materials); Paleontological Resources

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
			Planning Area. Portions of Hazard Center have been constructed.		(unknown subsurface resources)
6	Hazard Center Drive Extension	This project provides for the design and construction of the westerly extension of Hazard Center Drive that will provide for the construction of a two-lane road from the eastern terminus of Hazard Center Drive to the existing road on the south side of Fashion Valley Shopping Center	The roadway extension is mitigation for the hazard Center Redevelopment. This project proposes the westerly extension of Hazards Center Drive in the vicinity of the Hazard Center. This project provides for the design and construction of the westerly extension of Hazard Center Drive that will provide for the construction of a two-lane road from the eastern terminus of Hazard Center Drive to the existing road on the south side of Fashion Valley Shopping Center. This project is located within the developed public right-of-way	N/A	Impacts from construction were covered in the EIR prepared for the Hazard Center Redevelopment.
7	SR-163/Friars Road Interchange	SR-163/Friars Road Interchange	A Site Development Permit for Environmentally Sensitive Lands would be required to widen the Friars Road Bridge and carry out improvements to the SR-163/Friars Road interchange	EIR prepared in 2010 – Project Approved by the City	Traffic during construction, Aesthetics/Neighborhood Character/Visual Quality; Noise; Air Quality

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
8	River Park at Mission Gorge	7500 Mission Gorge Road within the Navajo Community Plan,	This project involves the creation of 83 lots for 2,156 residential condominiums and commercial/R&D buildings proposed on a 366-acre site.	NOP prepared in 2009	Land Use, Transportation/Traffic Circulation/Parking, Biological Resources, Air Quality, Global Warming, Growth Inducement, Landform Alteration/Visual Quality/Community Character, Health and Safety, Mineral Resources, Noise, Public Services and Facilities, Public Utilities, Hydrology, Water Quality, Geology/Soils, Cumulative Effects, Paleontological Resources, Population and Housing, and Historical Resources (Archaeology)
9	San Diego River Pathway	multi-use path located under SR-163, from Hazard Center Drive to Fashion Valley Mall on the north side of the River	Site Development Permit for Environmentally Sensitive Lands for the construction of a new, approximately 1,200-linear-foot, 12-foot wide paved class I multi-use (bicycle and pedestrian) pathway with 2-foot wide shoulders on each side ultimately connecting to existing pathways on the east and west. The multi-use pathway would be constructed of a concrete and permeable aggregate base and includes striping, signage, and lighting.	MND prepared and approved in 2012	Significant impacts identified for Land Use (MHPA/ Land Use Adjacency for construction noise, lighting, BMP's); Biological Resources (upland & wetland resources, least Bell's vireo and southwestern Willow Flycatcher)

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
10	Fashion Valley Mall Expansion	7007 Friars Road, Mission Valley	This is a renovation project currently under construction within the Fashion Valley Mall footprint, and no significant square footage would be added to the existing mall. The project involves improvements to landscaping, building facades, and a shade feature over the food court.	Currently under construction	N/A – project will be built prior to implementation of Master Plan
11	Hanalei Hotel	2270 Hotel Circle North, Mission Valley	The City approved a project that includes an expansion of 10,000 square feet for an exhibit hall within the Atlas Specific Plan planning area.	MND Prepared	Land Use (MSCP)/Biological Resources; Historical Resources(Archaeology); Land Use (Special Flood Hazard Area); Geologic Conditions; Water Quality
12	Town and Country Resort Hotel Restoration/Grading	500 Hotel Circle North, Mission Valley	The Town and County Resort Hotel Restoration/Grading project involved the restoration of natural habitat and location of a trail on the south side of the River to mitigate for impacts resulting from installation of a parking lot at the Town and County Resort Hotel.	Draft MND has been prepared	Land Use/Multiple Species Conservation Program(indirect impacts to biological resources requiring monitoring); Biological resources (wetlands, indirect construction impacts to sensitive species)

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
13	Grantville Trunk Sewer Rehab/ Relocation Project	11,000 linear feet of sewer pipe within the Navajo Community Planning area	The City's Engineering and Capital Project Department is proposing the installation of approximately 11,000 linear feet of sewer pipe within the Navajo Community Planning area. This project would include approximately 6,150 linear feet of replacement of existing clay pipe and approximately 2,300 linear feet of new relocated alignment, and approximately 2,550 linear feet of rehabilitated pipe using trenchless technology in the same trench	Addendum to MND prepared	Potential archaeological and paleontological impacts and construction monitoring required
14	Tierrasanta Single Family Dwellings	Tierrasanta Boulevard, to the northeast of the Admiral Baker Golf Course	A total of 37 single-family dwellings are proposed on Tierrasanta Boulevard, to the northeast of the Admiral Baker Golf Course	Addendum to MND prepared. Project approved in 2011	Land use (MSCP/MHPA), noise, biological resources
15	Master Stormwater System Maintenance Program	Program to be implemented throughout the City of San Diego	The City has approved a Master Site Development (SDP) and Coastal Development Permit (CDP) for the long-term maintenance of stormwater facilities maintained by the Storm Water Division (SWD) of the City of San Diego's Transportation and Storm Water Department (T&SWD). The stormwater facilities include a series of natural and/or constructed drainage channels. The Master Stormwater System Maintenance	Recirculated EIR completed in 2011	Aesthetics/Neighborhood Character (removal of established riparian vegetation); Air Quality/GHG emissions (nominal emissions); Biological Resources (upland and wetland); Historical (prehistoric resources in drainages); Paleontological Resources (unknown subsurface resources); Water Quality (sedimentation and erosion during removal of vegetation); Public Services

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
			Program (Master Program) identifies the maintenance activities anticipated to be carried out for each storm water facility. The Master Program also establishes a series of protocols to be carried out during maintenance activities that are intended to minimize impacts related to soil and erosion, water quality, and wildlife disruption.		(solid waste disposal)
16	West Mission Bay Drive Bridge	The section of West Mission Bay Drive Bridge across the San Diego River between the communities of Pacific Beach and Loma Portal/Point Loma	The West Mission Bay Drive Bridge project would provide an improved transportation link (bridge) across the San Diego River between the communities of Pacific Beach and Loma Portal/Point Loma	MND Prepared	Biological Resources, Land Use Planning
17	Quail Brush Generation Project	The project is proposed to be located in the City of San Diego, west of the City of Santee, south of the Sycamore Landfill and north of State Route 52.	The proposed Quail Brush Generation Project is a 100-megawatt (MW) intermediate/peaking load electrical generating facility. It would consist of a set of 11 natural gas–fired reciprocating Wartsila engine generators. The proposed project has a long-term Power Purchase Tolling Agreement (PPA) with SDG&E as a result of a 2009 Request for Offers (RFO). The project would	EIR to be prepared by the California Energy Commission (CEC). The CEC is currently preparing technical analysis regarding multiple environmental issues. The technical reports are available for public review on the CEC website.	Biological Resources, Hydrology/Water Quality; Cultural Resources (Archaeology); Air Quality; Greenhouse Gas; Traffic; Noise; Visual Resources; Land Use

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
			support SDG&E's efforts to increase reliance on wind, solar, and other renewable energy resources. It would also provide peaking and load-shaping power to the grid, along with several ancillary services intended to assure system reliability within the SDG&E service area.		
N/A	City of San Diego Bicycle Master Plan Update	Program to be implemented throughout the City of San Diego	In April 2011, the City prepared a final draft of the City of San Diego Bicycle Master Plan Update to the 2002 City of San Diego Bicycle Master Plan. The updated plan provides direction for expanding the existing San Diego bicycle network to encourage residents to bicycle more often. Recommendations in the updated plan include features to help strengthen local and regional connectivity such as connecting separated bicycle paths, addressing constrained areas, and improving traffic intersections	EIR is being prepared by the City	NOP identified potentially significant impacts related to Biological Resources; Historical Resources; Transportation, Circulation, and Parking; Visual Quality/Neighborhood Character; Paleontological Resources

Map Number Figure 9-1	Project	Project Location	Description	CEQA Document (as of September 2012)	Significant Impacts by Resource Issue Area
N/A	City of Santee Master Bikeway Plan/General Plan Trails Element	Program to be implemented throughout the City of Santee	The proposed City of Santee Bicycle Master Plan is a comprehensive update of the bicycle portion of the Circulation and Trails Element of the Santee General Plan 2020 and the 1989 Bike and Trail Study Engineering Report. This plan would provide the City of Santee with the framework for the future development of the City's bicycle network. It is anticipated that this network would connect to the trails of the River Park Master Plan, linking a regional bikeway system between Santee and San Diego	Negative Declaration prepared	Negative Declaration prepared – no significant impacts were identified

9.3 Cumulative Effects Analysis

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

Issue 2: What are the incremental contributions of the Master Plan to cumulative impacts associated with projects evaluated for cumulative impacts listed in Section 9.2?

9.3.1 Land Use

As shown in Table 9-1 the following projects would result in significant impacts related to land use:

- San Diego River Pathway, Hanalei Hotel, Tierrasanta Single Family Dwellings, West Mission Bay Drive Bridge: MHPA Land Use Adjacency Guidelines
- Civitas: Land Use with Traffic/Circulation (impacts on LOS/parking)
- Town and Country Resort Hotel Restoration/Grading: Land Use/ Multiple Species Conservation Program(indirect impacts to biological resources requiring monitoring)
- Quail Brush Generation Project: land use compatibility

As shown in Table 9-1 and listed above, reasonably foreseeable projects in the area would result in direct land use impacts. However, all new development would be required to adhere to City, County, and community-level policies and regulations related to land use as part of the CEQA process. It is assumed that all planned development would be required to be consistent with local land use designations and zoning. Any inconsistencies with adopted land use plans would be required to be mitigated to below a level of significance prior to project approval by the City. Therefore, cumulative impacts associated with direct inconsistencies between the project, as well as other past, present, and other probable future projects in the vicinity of the project, and local land use plans and regulations, including the City of San Diego's General Plan, community plans, and the City of San Diego Municipal Code, are considered to be less than significant.

As discussed in Section 5.1 of this PEIR, implementation of the Master Plan Municipal Code Amendments and Community Plan Amendments would not result in any changes to planned land uses in the area. Implementation of the RCA provides for a River Pathway and recreation amenities, which would not change the land uses from what is already planned. Similarly, implementation of the RIA would not result in land use impacts because there would be no change to any land uses from already planned uses. Therefore, implementation of the Master Plan Municipal Code and Community Plan Amendments would not contribute to cumulative adverse impacts associated with planned development and changes to land uses in the area.

Implementation of the proposed Master Plan, the San Diego River Pathway, Hanalei Hotel, Tierrasanta Single Family Dwellings, and West Mission Bay Drive Bridge would require compliance with the MHPA Land Use Adjacency Guidelines to assure that indirect project-related impacts would not adversely affect sensitive MSCP-covered species within the MHPA. Strict compliance with the MSCP Subarea Plan Land Use Adjacency Guidelines is not considered to be a cumulatively

considerable impact on biological resources. Impacts associated with transportation/circulation related to parking and level of service for the Civitas project was taken into consideration in the Traffic/Circulation analysis for the Master Plan. This analysis when combined with other projects in the area does not contribute to a cumulative impact, despite other individual projects resulting in cumulative impacts on their own accord. As a result, implementation of the reasonably foreseeable projects listed in Section 9.2 above in conjunction with implementation of the Master Plan would not result in cumulatively significant adverse impacts related to a land use inconsistency with the City MSCP Subarea Plan or Traffic/Circulation (LOS and parking).

9.3.2 Visual Effects and Neighborhood Character

As shown in Table 9-1 the following projects would result in impacts related to visual effects and neighborhood character:

- Castlerock, Civitas, City of San Diego Bicycle Master Plan Update, River Park at Mission Gorge, Tierrasanta Single Family Dwellings: landform alteration
- Master Stormwater System Maintenance Program: removal of established riparian vegetation
- SR-163/Friars Road Interchange: visibility of transportation structure
- Quail Brush Generation Project: visual resources

Implementation of the Master Plan Reach Recommendations and Design Guidelines combined with the Castlerock, Civitas, River Park at Mission Gorge, Tierrasanta Single Family Dwellings, SR-163/Friars Road Interchange, and City of San Diego Bicycle Master Plan Update projects would not create cumulative impacts related to landform alteration or to visual character. As shown in Figure 9-1, the area where the projects are proposed is predominantly built out with a mix of commercial, industrial, and residential uses. The Master Plan does recommend the development of shade structures, picnic and overlook structures, and signage along the River within the RCA. The Castlerock and Civitas developments along with the SR-163/Friars Road Interchange, Tierrasanta Single Family Dwellings, and Quail Brush projects represent a relatively small portion of the River valley. As a result, cumulative impacts of planned development in combination with recreational features of the Master Plan on visual and neighborhood character would be less than significant.

As discussed further in Section 5.2, "Visual Effects and Neighborhood Character," proposed smaller passive recreation facilities for park visitors, such as benches and kiosks, and accommodating the establishment of a multi-use trail would not require grading that would result in significant land form alteration. The Master Plan does recommend the development of shade structures, picnic and overlook structures, and signage along the River within the RCA; however, their implementation is not expected to result in significant visual impacts because the improvements are considered relatively small in size when compared to the surrounding urban environment. Implementation of the Master Plan Municipal Code and Community Plan Amendments would not result in any adverse impacts on the existing or planned visual or neighborhood character of the area because the Master Plan does not involve any changes in land use nor does it open up a new area for development. The underlying land use designations and zoning regulations that apply to each community plan would continue to guide future development within their respective communities. Although the Master Plan would introduce new River Park–related public facilities and Design Guidelines to address future development as it relates to the River, no impacts would occur because no changes to zoning or community plan land use designations are proposed with the Master Plan. A majority of the improvements within the RCA and in association with the Reach Recommendations and Design

Guidelines would occur within the Lower Valley, Confluence, and Upper Valley reaches. These areas are primarily built out in the vicinity of the River with a mix of urban uses. The addition of the Reach Recommendations and Design Guidelines would not contribute to any changes in land use or involve construction of any large structures that would change the visual character of the predominantly built out areas within the portion of the River covered by the Master Plan. Implementation of the Design Guidelines in Section 4.3.4.7 would result in beneficial views by providing plant patterns that would be naturalistic and informal, and, within the RCA, plant patterns would support views and uses, provide shade, and define spaces. Therefore, the Master Plan would not contribute to cumulative adverse impacts on the existing or planned visual character or neighborhood character of the area.

9.3.3 Air Quality and Greenhouse Gases

The following is a summary of the cumulative analysis contained in Sections 5.3 and Section 5.13.

As shown in Table 9-1 the following projects would result in impacts related to air quality/GHG:

- Castlerock, Civitas, Master Stormwater Maintenance, City of San Diego Bicycle Master Plan Update, Quail Brush Generation Project, and SR-163/Friars Road: construction emissions

Criteria Pollutants

The Master Plan Study Area is located within the SDAB, bordered by the Pacific Ocean to the west, the SCAB to the north, the SSAB to the east, and the U.S.-Mexico border to the south. The SDAB is currently in nonattainment for NAAQS and CAAQS ozone, PM10, and PM2.5. Therefore, the emissions of concern within the SDAB are ozone precursors (ROG and NO_X), PM10, and PM2.5. According to the County of San Diego Air Quality guidelines (County of San Diego 2007), a cumulative impact may occur if either of the following two conditions is met:

- A project has a significant direct impact on air quality with regard to project-level emissions of PM10, PM2.5, ROG, and/or NO_X.
- Emissions from a project with a less-than-significant direct impact on air quality combine with emissions from other projects and exceed thresholds.

As discussed in Section 5.3, "Air Quality," trips generated as a result of implementing the Master Plan would have a less-than-significant direct impact on air quality. However, because emissions from other nearby projects may combine with emissions generated by the Master Plan, it is currently unknown whether cumulative emissions would result in an air quality violation. Likewise, an analysis of construction-related emissions is currently not possible. Therefore, the project's contribution to a permanent cumulative increase of these criteria pollutants, in combination with the other projects in the region would remain significant and unavoidable.

Greenhouse Gases

The proposed Master Plan along with the Castlerock, Civitas, Master Stormwater System Maintenance Program, City of San Diego Bicycle Master Plan Update, Quail Brush Generation Project, and SR-163/Friars Road projects would result in construction emissions. GHG emissions are typically characterized as either being emitted during construction or operation. Sources of construction emissions associated with projects constructed by the Master Plan include heavy-duty equipment and vehicle trips for employee travel. These emissions are considered short-term and

would cease once construction activities are complete. Operational emissions would primarily be generated by electricity usage for lighting of the recreational areas, water usage for irrigation, recreational vehicle trips, and landscaping equipment. These emissions are annual and would be emitted throughout the lifetime of a project.

It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions, and a detailed analysis of all project-level GHG emissions and associated impacts is not feasible based on the policy-level information on future recommendations and the Design Guidelines included in the Master Plan. However, the potential exists that future projects could contribute to significant cumulative impacts related to construction emissions along with other projects. It is important to note that the Master Plan includes several policies that would help reduce GHG emissions. There are several transportation-related measures that would encourage alternative modes of transportation. The Master Plan Study Area itself would also serve as a natural open space that would increase natural vegetation, which sequesters atmospheric carbon dioxide (CO_2). These activities would help offset some project-generated GHG emissions and would be considered in subsequent, project-level analyses. However, the contribution of the Master Plan to the potential cumulative effect associated with construction of planned development in the area remains significant and unavoidable.

Climate Change

Climate change is a complex phenomenon that has the potential to alter local climatic patterns and meteorology. Although modeling indicates that climate change will result in sea level rise, changes in regional climate, and rainfall, among other things, a high degree of scientific uncertainty still exists with regard to characterizing future climate characteristics and predicting how various ecological and social systems will react to any changes in the existing climate at the local level. Regardless of this uncertainty, it is widely understood that some form of climate change is expected to occur in the future. Consequently, the Master Plan may be impacted by changing climatic conditions.

Several recent studies have attempted to characterize future climatic scenarios for the State. Although specific estimates and statistics on the severity of changes vary, sources agree that San Diego County will witness warmer temperatures, increased heat waves, and changes in rainfall patterns. Specifically, the San Diego Foundation estimates that average annual temperatures will increase by approximately 1.5 to 4.5˚F by mid-century. Climatic models also predict that the number of extreme heat days will increase in frequency, magnitude, and duration. Annual precipitation is expected to be highly variable, with some simulations showing a 12 to 35% decrease in rainfall, while others show a 12 to 17% increase (Intergovernmental Panel on Climate Change 2007, California Natural Resources Agency 2009, San Diego Foundation 2008.)

Sea level rise during the next 50 years is expected to increase dramatically over historical rates. The San Diego Foundation predicts that by sea levels will rise by 12 to 18 inches by 2050, compared to current levels. Coastal sea level rise could result in saltwater intrusion to the river and associated biological impacts in nearby ecosystems. These effects may be exacerbated during periods of high tides. Changes in soil moisture and increased risk of wildfires may also dominate future climatic conditions in the Master Plan Study Area (Intergovernmental Panel on Climate Change 2007, California Natural Resources Agency 2009, San Diego Foundation 2008).

The Master Plan will likely be most affected by climatic changes that could compromise the structural integrity of Master Plan developments. Such events include extreme heat, flooding,

changes in soil moisture, and salt water intrusion. For example, extreme heat events coupled with changes in soil moisture could lead to pavement breaks or cracks. Likewise, flooding could erode underlying earth, which may cause portions of the pathway to become unlevel. Although these future climatic conditions pose a threat to the Master Plan, the severity of the impacts is currently unknown.

9.3.4 Biological Resources

As shown in Table 9-1 the following projects would result in impacts related to biological resources:

- Shawnee, Castlerock, Civitas, San Diego River Pathway, Master Stormwater System Maintenance Program, Town and Country Resort Hotel Restoration/Grading Maintenance, Tierrasanta Single Family Dwellings, Quail Brush Generation Project, SR-163/Friars Road, West Mission Bay Drive, Hanalei Hotel, and City of San Diego Bicycle Master Plan Update: impacts on upland and wetland habitats

As shown in Table 9-1, many of the projects considered in the cumulative analysis would also result in direct impacts on biological resources. However, at a cumulative level there would be less-than-significant biological resources impacts. Future private or public development projects evaluated in accordance with the Master Plan would be subject to the requirements of the MSCP Subarea Plan and the ESL Regulations. Both the MSCP and ESL provide for protection of biological resources on a Citywide basis. Compliance with the MSCP and the ESL would ensure that the impacts of future development would not be cumulatively significant.

Significant impacts on biological resources were identified for proposed Master Plan structures that could be future projects implemented within the RCA/RIA in association with Reach Recommendations and Design Guidelines. As identified in Section 5.4, "Biological Resources," direct and indirect impacts include a reduction of the number of sensitive species; interference with the nesting, foraging, or movement of wildlife species; and impacts on sensitive vegetation communities, environmentally sensitive lands within the MHPA, and regulated wetlands. A mitigation framework is provided in Section 5.4 to reduce impacts on biological resources, including the requirement for all subsequent projects developed in accordance with the Master Plan (including future projects implemented within the RCA/RIA) to complete a site-specific biological resources survey in accordance with City of San Diego Biology Guidelines. Additionally, the Master Plan Design Guidelines Sections 4.3.2.1, 4.3.2.2, 4.3.2.7, 4.3.4.1, and 4.3.4.6, which would reduce biological resource impacts, are included in the mitigation framework. However, even with implementation of the mitigation framework, project-level impacts would remain significant. Specific projects have not been proposed, and, therefore, it is infeasible to identify mitigation measures to reduce project-level impacts. However, the Master Plan, Municipal Code, and Community Plan Amendments propose no changes to the Subarea Plan or the ESL. Therefore, implementation of the Master Plan would not contribute to cumulative impacts on biological resources associated with future development in the RCA/RIA.

9.3.5 Historical Resources

As shown in Table 9-1 the following projects would result in impacts related to historical resources:

- Shawnee, Castlerock, Grantville Trunk Sewer Rehab/Relocation Project, Hanalei Hotel, Master Stormwater System Maintenance Program, Quail Brush Generation Project, River Park at

Mission Gorge, and City of San Diego Bicycle Master Plan Update: impacts on archaeological and/or historical resources

Future private or public development projects proposed within the RCA and RIA in accordance with the Master Plan as well as the Shawnee, Castlerock, Master Stormwater System Maintenance Program, and Quail Brush Generation projects would be required to comply with the City's Historical Resources Regulations and Guidelines to avoid, minimize, or mitigate impacts on historical resources. However, compliance with the Historical Resources Guidelines does not ensure that impacts on historical resources would be avoided. Construction of projects implemented in accordance with the Master Plan along with the Shawnee, Castlerock, and Master Stormwater System Maintenance Program Maintenance projects could result in direct impacts on historical resources. A number of potential archaeological and historical resource sites are known to occur in the RCA and RIA. Impacts on known resources, and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. A mitigation framework is provided in accordance with the City's Historical Resources Regulations and Guidelines to reduce potential impacts; however, the loss of a historical resource during data recovery mitigation could be considered a cumulative impact. In the built environment, cumulative impacts most often occur to districts where several minor changes in contributing properties, their landscaping, or their setting over time result in a significant loss of integrity. Construction impacts of future development could incrementally contribute to a cumulative loss of non-renewable resources. Therefore, implementation of the Master Plan in conjunction with the projects noted above could result in a significant cumulative impact on historical resources (historic and archaeological resources).

A mitigation framework is provided in Section 5.5 to reduce impacts on historical resources, including the requirement for all proposed subsequent projects developed in accordance with the Master Plan (including future projects implemented within the RCA/RIA) to complete a site-specific cultural resources survey. Prior to issuance of any permit that could directly affect an archaeological resource; the City would determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. The regulations for new development would reduce potential impacts on resources; however, because the Master Plan does not include specific development projects, it is infeasible at the program-EIR level to include project-specific mitigation. Therefore, implementation of the Master Plan and associated Municipal Code and Community Plan Amendments would contribute to cumulative impacts on archaeological and historical resources associated with planned or future development in the RCA/RIA. The contribution of the Master Plan to the potential cumulative effect related to historical resources in the area remains significant and unavoidable.

9.3.6 Human Health, Public Safety, and Hazardous Materials

As shown in Table 9-1 the following projects would result in impacts related to human health:

- Castlerock: unexploded ordinance
- Civitas : hazardous materials
- River Park at Mission Gorge

Similar to the Castlerock, River Park at Mission Gorge, and Civitas projects, implementation of the Master Plan recommendations could result in safety impacts related to the presence of hazardous materials. The RCA and RIA include sites on a hazardous materials list, and portions of the RCA/RIA

are within a VHFHSZ. In general, hazardous material impacts typically occur in a local or site-specific context versus a cumulative context combined with other development projects. As identified in Section 5.6, "Human Health, Public Safety, and Hazardous Materials," significant impacts could occur related to future development that could result in ground disturbance and grading activities within or adjacent to listed hazardous materials sites. Cumulative health and safety impacts could occur if project-related outdoor or offsite hazards were to interact or combine with those of other existing or proposed development. This could occur through limited mechanisms: air emissions, transport of hazardous materials and waste to or from the project area, inadvertent release of hazardous materials to the sewer, and potential accidents that require hazardous materials emergency response capabilities. As a result, future development in the area could be exposed to health hazards associated with public safety issues such as wildfires and exposure to hazardous materials. The exposure of future development in the area to hazards from hazardous materials or wildfires would be a cumulative impact.

In accordance with City and State regulations (see Mitigation Framework HAZ-1 in Section 5.6), to reduce impacts related to hazardous materials sites, subsequent Reach Recommendations and future development may be required to perform a site-specific contamination report, information review, and geophysical survey; conduct a Phase II investigation to test soils; and mitigate for identified soil or water contamination sources prior to obtaining grading permits. Impacts involving risks of wildland fire would be reduced by requiring future Master Plan projects to adhere to the City's existing design regulations, grading, and construction practices. Although this mitigation framework would reduce potential impacts, the Master Plan does not include specific development projects; therefore, is not possible at the program-EIR level to identify feasible mitigation measures to reduce any further impacts to below a level of significance. Therefore, the extent of the Master Plan's incremental contribution to cumulative impacts is unknown, and the contribution of the Master Plan to cumulative human health, public safety, and hazardous materials impacts would be significant and unavoidable.

9.3.7 Hydrology and Water Quality

As shown in Table 9-1 the following projects would result in impacts related to water quality:

- Shawnee, Master Stormwater System Maintenance Program, River Park at Mission Gorge, Hanalei Hotel, and Quail Brush Generation Project : sedimentation and erosion during construction

Operation and construction of the Reach Recommendations and future projects that implement the Design Guidelines along with the projects listed above could result in significant impacts on drainage patterns, water quality, flooding, and groundwater, and an increase in stormwater runoff within the RCA/RIA. Future projects within the RCA/RIA would also be required to comply with all NPDES permit requirements, including the development of an SWPPP if the disturbed area covers 1 acre or more or a Water Quality Control Plan if the disturbed area is less than 1 acre; utilize/follow the City's ~~Storm Water Standards~~ Drainage Design Manual for drainage design and BMPs for treatment; and, for those future projects that would involve work in areas considered under the jurisdiction of the USACE as Waters of the U.S., a 404 Permit (from USACE) and a Stream Bed Alteration Agreement from CDFG. In addition, adherence to the San Diego RWQCB NPDES requirements and the San Diego River WURMP would help ensure future operational compliance of the projects under the Master Plan. However, minimization of a direct impact does not necessarily guarantee that no additional cumulative impacts would occur. The potential exists that

implementation of planned development in the area could have a cumulative impact on hydrology and water quality of the watershed including downstream problems with flooding, sizing of drainage facilities, erosion and sedimentation, and groundwater that is not avoided through implementation of local, federal, and state regulations that require implementation of stormwater control facilities and BMPs.

The Reach Recommendations and Design Guidelines include measures to improve the hydrology and water quality of the River, such as increasing onsite filtration, directing concentrated flows away from habitat protection areas, and reducing the amount of impervious surfaces through selection of material, site planning, and the narrowing of street widths, where possible. Although the Master Plan would include measures intended to improve the quality of the River's hydrology and water quality and would adhere to the above listed requirements, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program-level analysis. A mitigation framework is provided in Section 5.7, "Hydrology and Water Quality," to reduce impacts, including the requirement for all subsequent projects developed in accordance with the Master Plan (including future projects implemented within the RCA/RIA) to prepare SWPPPs and SWMPs in accordance with local and state regulations. However, even with implementation of the mitigation framework, project-level impacts would remain significant. Specific projects have not been proposed, and, therefore, it is infeasible to identify mitigation measures to reduce the contribution of the Master Plan to cumulative impacts to below a level of significance.

9.3.8 Geology and Soils

As shown in Table 9-1 the following projects would result in impacts related to geology and soils:

- Hanalei Hotel, River Park at Mission Gorge: geologic conditions

Both the RCA and RIA are within known active and potentially active fault zones; are underlain by saturated or semi-saturated alluvial and/or slope wash deposits that may be subject to liquefaction, seismic settlement, and lateral spreading during moderate-to-large earthquake events; and have the presence of landslides along steep slopes that are slightly-to-moderately expansive. In addition, both the RCA and RIA would include development that could result in an increase in impervious surfaces and increase the potential for erosion into offsite areas with the River Valley. However, all construction phases of the proposed Master Plan and other foreseeable projects in the area would be required to adhere to all federal, state, and local programs, requirements, and policies pertaining to building safety and construction permitting. Therefore, implementation of planned development in the area would not result in a cumulatively significant impact by exposing people or structures to risk related to geologic hazards, soils, and/or seismic conditions.

Section 5.8 identified significant impacts related to unstable surface or subsurface materials and erosion with implementation of the Master Plan. Both the RCA and RIA are within known active and potentially active fault zones; are underlain by saturated or semi-saturated alluvial and/or slope wash deposits that may be subject to liquefaction, seismic settlement, and lateral spreading during moderate-to-large earthquake events; and have the presence of landslides along steep slopes that are slightly-to-moderately expansive. Section 5.8, "Geology and Soils," presents a mitigation framework requiring subsequent projects developed in accordance with the Master Plan to adhere to the City's existing design regulations, grading, and construction practices as well as the CBC to avoid or reduce geologic hazards. Although the regulations for new development would reduce

potential impacts regarding geological hazards, the Master Plan does not include specific development projects; therefore it is infeasible at the program-EIR level to provide project-specific mitigation. As such, the extent of the Master Plan's incremental contribution to cumulative impacts in association with future projects within the RCA/RIA is unknown, and the contribution of the Master Plan to cumulative geology and soils impacts would be significant and unavoidable.

9.3.9 Paleontological Resources

As shown in Table 9-1 the following projects would result in impacts related to paleontological resources:

- Castlerock, Civitas, River Park at Mission Gorge, Grantville Trunk Sewer Rehab/Relocation Project Master Stormwater System Maintenance Program, and City of San Diego Bicycle Master Plan Update: potential subsurface formations

As with Historical Resources, some potential exists that the Master Plan combined with other development within the RCA/RIA including the Castlerock, Civitas, River Park at Mission Gorge, Grantville Trunk Sewer Rehab/ Relocation Project Master Stormwater System Maintenance Program, and City of San Diego Bicycle Master Plan Update projects could impact paleontological resources by incidentally disturbing unknown buried resources. Construction impacts of future development such as excavation and trenching have the potential to impact paleontological resources, which could incrementally contribute to a cumulative loss of non-renewable resources. Therefore, implementation of the Master Plan in conjunction with the projects noted above could result in a significant cumulative impact on paleontological resources.

The Master Plan includes a mitigation framework (Section 5.9, "Paleontological Resources") that would reduce potentially significant impacts. Additionally, future projects are subject to CEQA compliance and permitting, including the implementation of mitigation measures to avoid or minimize disturbance of paleontological resources. Although this Master Plan would include mitigation to reduce potential impacts and would require subsequent environmental review for each future public or private development within the RCA/RIA, impacts on paleontological resources would remain significant (see Section 5.9). As such, the contribution of the Master Plan to cumulative impacts on paleontological resources is considered significant and unavoidable.

9.3.10 Traffic and Circulation

As shown in Table 9-1 the following projects would result in impacts related to traffic/circulation:

- Shawnee, Castlerock, Quail Brush Generation Project, River Park at Mission Gorge, Civitas, SR-163/Friars Road Interchange, and City of San Diego Bicycle Master Plan Update: impacts on LOS and parking

According to the City of San Diego's Significance Determination Thresholds (2011), a project is considered to have a significant cumulative impact if the new project traffic has decreased the operations of surrounding roadways by a City-defined threshold. Table 5.10-2 lists the City-defined thresholds by roadway type or intersection for projects deemed complete on or after January 1, 2007. According to the City's Significance Determination Thresholds:

- Cumulative traffic impacts are those projected to occur at some point after a proposed development becomes operational, such as during subsequent phases of a project and when

additional proposed developments in the area become operational (short-term cumulative) or when an affected community plan area reaches full planned buildout (long-term cumulative).

- It is possible that a project's near-term (direct) impacts may be reduced in the long term, as future projects develop and provide additional roadway improvements (for instance, through implementation of traffic phasing plans). In such a case, the project may have direct impacts but not contribute considerably to a cumulative impact.
- For intersections and roadway segments affected by a project, LOS D or better is considered acceptable under cumulative conditions.

Traffic thresholds for the Master Plan are presented in Table 5.10-2. If the Master Plan exceeds these thresholds, then the Master Plan may be considered to have a significant cumulative impact. A significant cumulative impact can also occur if a project causes the LOS to degrade from D to E, even if the allowable increases are not exceeded. A feasible mitigation measure would need to be identified to return the impact within the City thresholds, or the impact would be considered significant and unavoidable. The analysis of existing conditions as well as the analysis of Existing + Project Roadway Segment Conditions and Analysis of Year 2030 Roadway Segment Conditions includes the assessment of the study area for the Transportation Assessment street segments using the methodologies described under Impact Thresholds (Section 5.10, "Traffic and Circulation").

Table 5.10-1 summarizes the near-term and long-term analysis with and without the addition of project traffic along with growth. The table shows that there are several roadways currently operating (or forecasted to operate) at an LOS below City standards. However, the table also shows that the addition of project traffic causes only very small increases in V/C ratios. Based on City of San Diego significance thresholds, the addition of project traffic would not result in any significant cumulative impacts or contribute to any cumulative impacts associated with future development in the area.

9.3.11 Public Services

As shown in Table 9-1 the following projects would result in impacts related to public services:

- Castlerock, Civitas, River Park at Mission Gorge, and Master Stormwater System Maintenance Program: solid waste

Cumulative impacts on public services, including fire protection, law enforcement, schools, solid waste, and parks, would result when projects combine to increase demand on these services such that additional facilities must be constructed or services provided. This scenario usually would result from the incremental addition of people occupying an area or the incremental construction of new or larger buildings requiring the provision of public services. Implementation of the Master Plan in conjunction with the projects listed above could result in a cumulatively impact on public services.

Proposed development permitted within the RCA in accordance with the Master Plan would be limited to non-habitable structures, including multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms, as specified in the Reach Recommendations and Design Guidelines, which would not result in the addition of residential, commercial, or industrial development. As such, increases in public services within the RCA are not expected. Habitable development could occur within the RIA pursuant to existing development regulations; however, the Master Plan would not influence or change the allowable uses within the

RIA, and the Master Plan would not result in increased numbers of residents. Additionally, most future development projects within the RIA would be required to obtain a discretionary permit from the City and comply with CEQA, which requires the evaluation of potential impacts associated with population growth as they relate to public services. In summary, implementation of the Master Plan, including development permitted within the RCA and RIA such as the Castlerock, Civitas, River Park at Mission Gorge, and Master Stormwater System Maintenance Program projects, would not change any existing or planned land uses, and Master Plan implementation would not convert any areas planned for open space to urban uses. Therefore, the Master Plan would not contribute to cumulative adverse impacts associated with public services in the area.

9.3.12 Population and Housing

As shown in Table 9-1, no impacts on population and/or housing were identified in association with implementation of the cumulative projects considered in this analysis. No significant adverse impacts on Population and Housing would occur with implementation of the Master Plan. Implementation of the Master Plan would not change land use designations within the RCA/RIA and, therefore, would not conflict with any applicable land use plan, goal, or objective of the Municipal Code and the Mission Valley, Tierrasanta, East Elliot, and Navajo Community Plans. Additionally, the Master Plan would not result in the displacement of a substantial number of people or existing homes because the Master Plan would not remove existing development. Therefore, the Master Plan's contribution to cumulative impacts from present and reasonably foreseeable projects on population and housing would be less than significant.

9.3.13 Public Utilities

As shown in Table 9-1 the following projects would result in impacts related to public utilities:

- River Park at Mission Gorge: conflict with public utilities
- Grantville Master Plan: conflict with public utilities

The potential exists that the Master Plan combined with other development within the RCA/RIA could impact underlying utilities by requiring modification to existing utilities during construction. Therefore, implementation of the Master Plan combined with the projects noted above could result in a significant cumulative impact on public utilities.

Section 5.14 concludes that the potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan could be proposed in areas with underlying utilities. The potential for construction of these facilities to require alteration of the location of existing utilities including planned Public Utilities Department access roads is considered to be a significant direct impact. Section 5.14 presents a mitigation framework requiring that prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City would determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department guidance. Future design of projects would be based on the recommendations of a detailed grade and alignment study that addresses potential conflicts with existing and planned utilities and access roads. Although implementation of the mitigation framework would reduce potential impacts regarding conflicts with planned and existing utilities, the Master Plan does not include specific development projects; therefore, it is infeasible at the

program-EIR level to identify project-specific mitigation. As such, the extent of the Master Plan's incremental contribution to cumulative impacts is unknown, and the contribution of the Master Plan to cumulative conflicts with existing and planned utilities would be significant and unavoidable.

9.3.14 Energy Conservation

As shown in Table 9-1, no impacts on energy supplies were identified in association with implementation of the projects considered in this analysis. No significant adverse impacts on Energy Conservation would occur with implementation of the Master Plan. The Master Plan would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for electricity or natural gas. In addition, it is anticipated that solar facilities would be widely used for the River Pathway lighting. Development in accordance with existing regulations and community plans could result in development within Mission Valley and the vicinity that would increase the demand for electricity and energy use. It is not anticipated that lighting proposed in accordance with the Reach Recommendations or Design Guidelines as well as the Municipal Code and Community Plan Amendments would result in an excessive use of electricity. Consequently, the Master Plan's contribution to cumulative impacts from present and reasonably foreseeable projects on excessive use of electricity would be less than significant.

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Chapter 10
Effects Not Found to Be Significant

Based on the Initial Study, which was conducted by the City to develop the scope of issues for the PEIR, and the preceding environmental impact analysis (Chapter 5), the issues discussed below were found not to have potentially significant effects.

10.1 Agricultural Resources

Implementation of the Master Plan would not result in impacts on agricultural resources. Based on maps provided by the California State Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the majority of the RCA and RIA are identified as Other Lands, which are non-agricultural uses. A majority of the Master Plan Study Area is considered Other Lands by the FMMP because it is predominantly built-out with urban, non-agricultural uses within the RIA or consists of vacant riparian areas associated with the River floodway within the Master Plan Study Area. No areas currently under agricultural production were identified within the Master Plan Study Area. As a result, implementation of Reach Recommendations would not result in impacts on existing agricultural resources or areas identified as important farmland as a part of the FMMP.

10.2 Mineral Resources

The potential for economically viable extraction of mineral resources is limited in the Master Plan Study Area because of current land use regulations and its urbanized nature. Although mining and extraction activities have taken place throughout the Master Plan Study Area, existing active extractive operations are limited to the Superior Mine located in the eastern portion of the River Valley. The California Division of Mines and Geology map, Special Report 153, Plate 34, identifies the Mineral Resource Zone (MRZ) designations as primarily MRZ-2 along the RCA and MRZ-3 within the RIA. MRZ-2 designates areas where significant mineral deposits exist, and MRZ-3 designates areas where the significance cannot be evaluated based on available data. Although MRZ-2 zones have been identified within the RCA, they consist primarily of vacant riparian areas associated with the River floodway.

Existing City land use regulations, community plan land use designations, and the proximity of existing development to the River would prohibit development of mining operations or other types of extractive uses within the riparian and floodway portions of the RCA. A majority of the RCA is included in the MHPA, which is the open space preserve of the MSCP. In accordance with the City's ESL Regulation, uses allowed within the MHPA would be limited to existing development and projects requiring minimal disturbance of sensitive biological resources. A majority of the Master Plan Study Area is also designated as open space by the Mission Valley and Navajo Community Plans. The area adjacent to the RCA is predominantly built out with a combination of commercial and residential uses. Because of compatibility issues, including noise and traffic, the City would not allow new mining operations or other extractive operations to be located close to existing residential or commercial uses. City land use regulations requiring preservation of sensitive biological resources as open space within the Master Plan Study Area combined with the

predominantly built-out nature of the Master Plan Study Area would prevent extraction of minerals in these areas. Therefore, implementation of the Master Plan would result in less-than-significant impacts on the supply of mineral resources.

Implementation of the Master Plan would not adversely impact the existing Superior Mine operation. An application has been submitted by Superior Mine for a mixed-use development when mining operations are complete. Implementation of the Master Plan would include the extension of trails and coordination with the Superior Mine redevelopment projects to focus development on the River and create riparian areas as a component of the project. These Master Plan Recommendations would not conflict with either the existing mining operation or the planned redevelopment of the site. Therefore, implementation of the Master Plan recommended facilities would result in less-than-significant impacts on existing mining facilities.

10.3 Noise

Implementation of the Master Plan would not create a significant increase in noise levels. The Reach Recommendations and Design Guidelines primarily include installation of trails and other recreational amenities as well as enhancement of sensitive biological resources and River hydrology within the RCA and RIA. The Master Plan also includes site planning requirements and architectural treatments for planned structures within the RIA. These types of recommendations—development of trails, enhancements to the River, or regulations regarding site planning in the RIA—would not directly create new long-term sources of noise.

The Master Plan encourages development of parks that support recreational uses at certain locations within the RCA. Park visitors to these areas would be a new source of noise. However, the operational characteristics of the parks would be required to comply with the Municipal Code – General Noise Regulations to ensure that noise from the parks would not adversely impact sensitive receptors in the area. Therefore, noise impacts generated by the Master Plan recommended facilities would be less than significant.

The Master Plan Recommendations also would not create a substantial indirect noise source by increasing traffic levels in the area. One of the Master Plan's Principles is to create a connected continuum. Although visitors to the Park would utilize local roadways to access facilities, the area surrounding the RCA is predominantly built out with urban uses, and visitors would represent only a minor portion of the traffic levels. Therefore, they would not create a new source of significant traffic noise, and, noise impacts from traffic accessing the Master Plan recommended facilities would be less than significant.

Noise levels from construction of future projects within the Master Plan boundaries would be temporary, and compliance with the City's Noise Ordinance would be required to ensure that noise levels from construction do not adversely impact sensitive receptors in the area. Therefore, noise impacts from construction associated with implementation of the Master Plan would be less than significant. The potential for temporary and long-term noise that could possibly affect sensitive biological resources that might be present in the MHPA and/or protected habitat is evaluated in Section 5.4, "Biological Resources."

Chapter 11
Alternatives

In accordance with CEQA Guidelines Section 15126.6(a) an EIR must describe a range of reasonable alternatives to proposed projects, or to the location of the proposed project, which could feasibly avoid or lessen any significant environmental impacts while substantially attaining the basic objectives of the proposed project. An EIR should also evaluate the comparative merits of the alternatives.

This chapter identifies alternatives that were eliminated from further consideration and reasons for dismissal, and analyzes the No Project/Development Under Existing Regulations and the Reduced Project alternatives in comparison to the potential environmental impacts associated with the Master Plan. Following the description of each alternative, the chapter evaluates the extent to which the alternative would implement the objectives of this PEIR, as well as the environmental impacts of the alternative. The objectives are stated in Chapter 3, "Project Description."

The evaluation of environmental issues in Chapter 4, "History of Project Changes," and Chapter 7, "Significant Irreversible Environmental Changes," concludes that the Master Plan would result in significant impacts associated with Air Quality and Greenhouse Gases; Biological Resources; Historical Resources; Human Health, Public Safety, and Hazardous Materials; Hydrology and Water Quality; Geology and Soils; Traffic and Circulation; and Public Services.

11.1 Alternatives Considered but Rejected

11.1.1 300- to 500-foot Wildlife Corridor Width

According to studies cited in responses to the Notice of Preparation for the PEIR, a minimum width of 300 feet or 500 feet is recommended to provide adequate width for wildlife movement. These widths would allow larger animals to move throughout the RCA. While in some locations the RCA would be at least 300 feet or wider, it is not feasible to require that the RCA be a minimum of 300 feet. In certain locations the area around the River floodway has been built out, and existing structures or roadways constrain the width of the RCA. In other locations the floodway is already over 300 feet in width, and, therefore, wildlife within these areas could be accommodated with implementation of the RCA as envisioned in the Master Plan. If the RCA is not determined by the width of the floodway and the floodway is less than 300 feet in certain areas that are surrounded by vacant land, the areas adjacent to the floodway may be designated for development with urban uses. In these situations widening the RCA to a minimum of 300 feet, even if the floodway is narrow could possibly preclude development of areas planned for urban and/or non-open space uses. In addition, the City and Wildlife Agencies have established the MHPA within the River Valley and determined that the open space preserved within the MHPA would be adequate to ensure that wildlife can continue to utilize the River Valley. Therefore, the Master Plan under this alternative would be inconsistent with the adopted community plans and underlying zoning by requiring that areas planned for development with urban uses be converted to permanent open space associated with a wildlife corridor.

11.1.2 Establish Minimum Buffer Widths from Wetlands in the Master Plan

Under this alternative, language would be added to the Master Plan to establish minimum buffer widths from wetlands or waters of the United States within the Master Plan Study Area that are under the jurisdiction of the USACE or the CDFG. This alternative was rejected because it is the responsibility of the USACE and CDFG to determine buffer widths for individual projects in accordance with the CWA and CCR Section 1600 guidance regarding the functions of jurisdictional wetlands or Waters of the United States. It is therefore unnecessary for the City to establish buffer widths in the Master Plan because protection of resources from indirect effects through buffers is already provided by the CWA and CCR.

11.1.3 Restrictions on Access to Water for Recreational Activities

Under this alternative the Master Plan Reach Recommendations would be revised to add restrictions on use of the River for recreational activities such as boating. This alternative is considered unnecessary because City and State law already limits access to the River. For example, City regulations prohibit bathing in the River, but kayaks are allowed in the portion of the River west of I-5, and fishing is allowed within the FSDRIP. On CDFG property, fishing is allowed from established trails and from shore in certain portions of the River, but access with boats or similar motorized equipment is not permitted.

11.1.4 Increase Setback Requirements for Structures from River

Under this alternative the building setbacks incorporated into the Design Guidelines would be increased. This alternative is considered unnecessary because increasing setbacks from what is included in the Master Plan would not ensure that impacts are reduced. As discussed in Section 5.2, "Visual Effects and Neighborhood Character," implementation of the Design Guidelines related to building setbacks would be a benefit to the River's visual character because the setbacks would generally represent an increase in building distance from the River over existing conditions in Navajo. In addition, buildings must be located outside of the floodway and Path Corridor in accordance with the Master Plan and outside of the MHPA in accordance with ESL and the City MSCP Subarea Plan; therefore, no impacts on biological resources would be reduced under this alternative.

11.2 No Project/Development under Existing Regulations Alternative

Under the No Project/Development under Existing Regulations Alternative (No Project Alternative) the Master Plan would not be adopted by the City. The Reach Recommendations and Design Guidelines for the Master Plan Study Area would not be implemented. The associated Community Plan and Municipal Code Amendments would also not be adopted by the City.

Although the Master Plan and associated amendments would not be implemented under the No Project/Development Alternative, development would continue under existing regulations. The following assumptions regarding planned development as it relates to the River are incorporated into this alternative:

- Grantville Redevelopment Process would move forward.
- All existing land use plans or policies, community plans and Municipal Code regulations would be implemented under the No Project Alternative.

11.2.1 Environmental Analysis

Land Use

As discussed in Section 5.1, "Land Use," implementation of the Reach Recommendations and Design Guidelines as well as the Community Plan and Municipal Code amendments would not create any inconsistencies with existing community plans or other City regulations such as zoning. As a result, implementation of the No Project Alternative would not reduce or avoid any impacts of the Master Plan related to land use.

Visual Effects and Neighborhood Character

As discussed in Section 5.2, "Visual Effects and Neighborhood Character," implementation of the Reach Recommendations and Design Guidelines as well as the Municipal Code and Community Plan Amendments would not result in any adverse impacts on aesthetics, views from public vantage points, or the visual quality of the Master Plan Study Area. As a result, implementation of the No Project Alternative would not reduce or avoid any impacts of the Master Plan related to visual effects or neighborhood character as compared to the project.

Benefits from implementation of the following Reach Recommendations and Design Guidelines would also not occur under the No Project Alternative:

- No improvements would be made to the River to enhance hydrology and water quality, which would improve the visual quality of the River in certain areas where the River Valley has been narrowed.
- No Path Corridor improvements such as development of the River Pathway and associated landscaping would be implemented that would improve the visual character of portions of the River that currently are not bordered by these types of enhancements.
- Design Guidelines that would facilitate design of developments where structures and use of structures are oriented toward the River would not be implemented. These Design Guidelines include regulations on building heights and requirements that structures be setback and staggered to create a more open visual character in the vicinity of the River.
- Design Guidelines calling for installation of plants that preserve and enhance views from public streets or recreation areas would not be implemented. Plant material would not be selected and located so that visual openings with views to the River are provided along at least 50% of the River footage on each parcel.

Air Quality/Odor

As discussed in Section 5.3, "Air Quality," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments would contribute to cumulative unavoidable significant impacts associated with air quality. Development would continue in accordance with existing community plans and zoning, which would result in impacts related to air quality. However, implementation of certain Reach Recommendation projects and Design Guidelines improvements that contribute to these impacts would not occur, and, therefore, impacts identified in the PEIR for the Master Plan would be avoided with implementation of this alternative.

Biological Resources

As discussed in Section 5.4, "Biological Resources," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments could result in direct impacts on sensitive biological resources through grading and disturbance during construction. Impacts on biological resources could occur in association with grading as planned development in the Master Plan Study Area is implemented in accordance with existing planning documents and regulations. However, implementation of the Master Plan improvements that contribute to these impacts would not occur, and, therefore, impacts identified in the PEIR for the Master Plan would be avoided under this alternative.

Benefits from implementation of the Reach Recommendations and Design Guidelines would also not occur, including the following:

- Non-invasive plant materials would not be used within the RCA.
- Restoration within the RCA using native species.
- Building setbacks within the RIA would not be required to allow for light and air into the transition area between the buildings and the River.
- Parking structures would not be buffered from the River.
- Structures would not be required to be designed to reduce reflectivity.
- Plant material in the RIA would be required to be noninvasive, low-water use species.

Historical Resources/Paleontological Resources

As discussed in Section 5.5, "Historical Resources," and Section 5.9, "Paleontological Resources," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments could result in direct impacts on sensitive historical resources, prehistoric archaeological resources, or paleontological resources through grading and disturbance during construction. Development would continue under the No Project Alternative in accordance with existing community plans and zoning, and impacts on historical or paleontological resources could still occur in association with grading as planned development in the Master Plan Study Area is implemented in accordance with existing planning documents and regulations. However, implementation of the Master Plan improvements that contribute to these impacts would not occur, and, therefore, impacts identified in the PEIR associated with grading for the Master Plan Recommendations and Design Guidelines would be avoided under this alternative. Nevertheless, the potential still exists that development in accordance with existing land use plans and Municipal Code regulations could result in impacts on important historical and paleontological resources.

Human Health/Public Safety/Hazardous Materials and Geology/Soils

As discussed in Section 5.6, "Human Health, Public Safety, and Hazardous Materials," and Section 5.8, "Geology and Soils," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments could be subject to hazards from the presence of hazardous materials and geologic conditions that are encountered during grading and construction. This impact would be avoided under the No Project Alternative. Development would continue in accordance with existing community plans and zoning, and impacts associated with hazardous materials or geologic conditions resources could still occur in association with grading as planned development in the Master Plan Study Area is implemented in accordance with existing planning documents and regulations. However, implementation of the Master Plan improvements that contribute to these impacts would not occur, and, therefore, impacts identified in the PEIR associated with grading for the Master Plan Recommendations and Design Guidelines would be avoided under this alternative. Nevertheless, the potential still exists that development in accordance with existing land use plans and Municipal Code regulations could expose people to hazards.

Hydrology/Water Quality

As discussed in Section 5.7, "Hydrology and Water Quality," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments could result in indirect impacts on water quality from erosion associated with grading and disturbance during construction. This impact would be avoided under the No Project Alternative.

Benefits from implementation of the following Reach Recommendations and Design Guidelines would also not occur under the No Project Alternative:

- **RCA:** The following Recommendations in Section 3 of the Master Plan that detail features that would restore and maintain a healthy River system would not be implemented.
    - Create a continuous multi-use San Diego River pathway from the Pacific Ocean to the City of Santee.
    - Link the river pathway to adjacent canyons and neighborhoods.
    - Acquire open space lands to expand connectivity.
    - Create overlooks at unique places.
    - Upgrade and link existing parks into the San Diego River system.
    - Explore opportunities for additional community or neighborhood-scale parks.
    - Integrate art into the identity and experience of the San Diego River Park.
    - Install San Diego River Park way-finding signs.
    - Explore opportunities for water recreation.
- **RIA**: Any additional development could lead to an increase in impervious surfaces; however, the Reach Recommendations and Design Guidelines would require this development to incorporate measures to ensure runoff is minimized; the measures below would not be implemented:
    - **Improvements to Hydrologic Function**: Remove barriers to keep from ponding and divert low-flow of River around the ponds. Broaden River channel and create meander to produce

potential braiding of River. Expand native vegetation to increase filtration to improve water quality.

- **Stormwater**: Creative drainage approaches are encouraged that decrease the quantity of urban runoff and improve the quality of urban runoff. Surface stormwater would be pre-filtered through a system of bio swales, vegetation, or an integrated bio swale system before entering the RCA. Permeable areas would be maximized, and stormwater would be directed to permeable areas to filter and recharge groundwater.

Traffic/Circulation

As discussed in Section 5.10, "Traffic and Circulation," implementation of the Master Plan, including development permitted within the RCA and the RIA, could result in significant impacts related to conflicts between pedestrians and vehicles associated with the River Pathway that will extend through the River Park. Implementation of the Master Plan improvements that contribute to these impacts would not occur, and, therefore, impacts identified in the PEIR associated with grading for the Master Plan Recommendations and Design Guidelines would be avoided under this alternative. However, the potential still exists that development in accordance with existing land use plans and Municipal Code regulations could result in significant traffic impacts.

Benefits from implementation of the following Reach Recommendations and Design Guidelines would also not occur under the No Project Alternative:

- **Recommendation F for the Lower Valley Reach:** Bike and pedestrian crossings for the existing river pathway at FSDRIP at public street intersections, including Mission Center Road, Camino del Este and Qualcomm Way would not be constructed.
- **Section 4.3.4.9: River Pathway and Trail Safety Elements:**

  A. Removable steel bollards would not be placed at strategic access points along the river pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.

  B. Safety call boxes would not be placed where appropriate. The San Diego Police and Fire-Rescue Departments would not be consulted on the locations of these boxes.

  C. Safety sign posts would not be located where appropriate. One possibility would involve the following: Install sign posts every fifth (or some other appropriate fraction) of a mile along the pathway giving the distance from its east or west end. Install signs at all path entrances giving people the mile location of the nearest safety call box for use in an emergency, and telling them that if they cannot reach a call box to call 9-1-1 and give the dispatcher the name of the pathway, which would be on the sign, and the mile on the closest signpost. Whatever emergency communications are provided they will need to be implemented with the Public Safety Geofile Coordinator in the San Diego Fire Department's Communication Response Planning Division.

  D. Information kiosks would not be installed at each entrance or street crossing showing users where they are in the river valley.

  E. Directional signs, such as trail markers, would not be provided along the river pathway to direct users, especially in areas where following the trail may be difficult.

F. Lighting would not be provided at appropriate areas to provide for surveillance of river pathway access points and picnic areas.

G. Other river pathway and trail safety would not be considered early in the planning process of any development through consultation with the San Diego Police Department and/or City Park Rangers for the Mission Valley Preserve or Mission Trails Regional Park.

- **Section 4.4.2.11: Street Intersections Adjacent to the River Corridor Area**: Street intersections adjacent to the River Corridor Area would not be designed in a manner to establish a clear pedestrian priority in the street. The following would not be considered:

  a. Crosswalks would be of a different paving material and color than the street.

  b. Crosswalks would be wide enough to accommodate groups of people passing one another.

  c. Bulb-outs would be incorporated at intersections to narrow crossing width and to provide traffic calming.

  d. Crosswalks would have signals that count down time to cross.

  e. Intersections would be designed with "scramble signals" for pedestrian movement in all directions through the intersection.

  f. Intersections and crosswalks would be raised to match the level of the connecting public sidewalk and to provide traffic calming.

- **Section 4.4.2.12: Locations of Public Sidewalks Parallel to River Corridor Area**:

  a. Non-contiguous public sidewalks would not be provided where there is no on-street parking.

  b. Contiguous public sidewalks would not be provided where there is on-street parking or parking bays to function as an access point to the river pathway.

Public Services

As discussed in Section 5.11, "Public Services," implementation of the Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments would not create any significant demand for public services. As a result, the No Project Alternative would not reduce or avoid any impacts as compared to the Master Plan project related to public services.

Population and Housing

As discussed in Section 5.12, "Population and Housing," implementation of the Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments would not result in any adverse impacts related to population growth or loss of housing. As a result, the No Project Alternative would not reduce or avoid any impacts as compared to the Master Plan related to population and housing.

Greenhouse Gas Emissions/Climate Change

Implementation of certain Reach Recommendation projects and Design Guideline improvements that contribute to impacts related to climate change would not occur, and, therefore, impacts identified in the PEIR for the Master Plan would be avoided with implementation of this alternative. However, cumulative impacts from emissions and resulting issues related to greenhouse gas

emissions and hazards from effects of climate change would continue as development is implemented in accordance with existing planning documents and regulations. Therefore, potential impacts related to greenhouse gas emissions and effects from climate change would not be avoided with implementation of this alternative.

Public Utilities

As discussed in Section 5.14, the potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan, could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact. While potential construction of Master Plan facilities that would conflict with existing or planned utilities and access roads would not occur under this alternative the impact would not be avoided. Development in accordance with existing regulations and community plans could result in development within Mission Valley and the vicinity that would require alteration of existing utilities and access roads or be located within the alignment of planned utilities and access roads.

Energy Conservation

As discussed in Section 5.15, no significant adverse impacts on Energy Conservation would occur with implementation of the Master Plan. The Master Plan would not change any existing or planned land uses or convert any areas planned for open space to urban uses. Therefore, the Master Plan would not result in direct impacts related to inducing growth and would not result in a significant increase in the demand for electricity or natural gas. Although potential construction of Master Plan facilities that would require use of electricity would not occur, development in accordance with existing regulations and community plans could result in development within Mission Valley and the vicinity that would increase the demand for electricity and energy use. Therefore, the potential exists that significant cumulative use of electricity in the area would occur with implementation of this alternative.

11.3 Reduced Project Alternative

Under the Reduced Project Alternative the following RCA Design Guidelines would be modified to reduce the extent of direct and indirect impacts associated with the Master Plan:

- The River Pathway would be located adjacent to the RIA farthest from sensitive biological resources, and the maximum width of the River Pathway would be 4 feet.
- Use of lighting in the Path Corridor near riparian areas would be avoided.
- Design of the River Pathway would be aligned to avoid important cultural resources that have a high sensitivity if mitigation of impacts is not feasible.
- The number of recreational elements such as overlooks, benches, and trails along the River Pathway would be limited if impacts on biological resources are identified at the project level. The River Pathway would be limited to one side of the River as necessary to reduce impacts on biological resources. The Master Plan currently contains language limiting the River Pathway to one side of River if topography prohibits access. Under this alternative language would be added

to the Master Plan to note that trails and the River Pathway be limited to one side of the River if sensitive biological resources could be substantially reduced.

- The Master Plan would require use of porous concrete for the River Pathway. The Master Plan currently proposes that the River Pathway be concrete and where possible use porous concrete.

11.3.1 Environmental Analysis

Land Use

As discussed in Section 5.1, "Land Use," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments would not result in any inconsistencies with relevant City planning documents, the City LDC, or the City MSCP Subarea Plan that would be considered a significant impact under CEQA.

Implementation of the Reduced Project Alternative would ensure that future projects that implement the Master Plan are consistent with the City MSCP Subarea Plan and the ESL. As discussed in Section 5.4, "Biological Resources," implementation of the Master Plan Recommendations and Design Guidelines could result in significant impacts on sensitive biological resources including species and habitats. Implementation of the River Pathway and associated improvements within the RCA could require an MHPA boundary adjustment. Under this alternative the River Pathway would be located on the edge of Path Corridor farthest from sensitive biological resources, and the maximum width of the River Pathway would be 4 feet. The maximum width allowed for trails within the MHPA is 4 feet according to the City MSCP Subarea Plan. In addition, under this alternative, language would be added to the Master Plan to note that trails and the River Pathway be limited to one side of the River if sensitive biological resources could be substantially reduced. Requiring projects to adhere to the 4-foot trail maximum in the Master Plan and confining the River Pathway to one side of the River to avoid impacts on biological resources would ensure that future projects that may need to extend a trail or a portion of the River Pathway within the MHPA would not be inconsistent with the biological resources preservation goals of the City MSCP Subarea Plan. Therefore, implementation would avoid impacts of the proposed Master Plan related to potential alignments of the River Pathway and Path Corridor that could require MHPA boundary adjustments. Limiting a path corridor to one side of the River could minimize or avoid impacts of the Master Plan on sensitive biological resources.

Visual Effects and Neighborhood Character

As discussed in Section 5.2, "Visual Effects and Neighborhood Character," implementation of the Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments would not result in any adverse impacts to views from public vantage points or to the visual character of the area covered by the Master Plan.

Implementation of the Reduced Project Alternative could reduce potential project-level impacts on the visual character of the River compared to those associated with projects implemented in accordance with the Master Plan. Under this alternative, language in the Master Plan Design Guidelines would be modified to note that trails and the River Pathway be limited to one side of the River if sensitive biological resources could be substantially reduced. Use of passive recreational facilities would be minimized, and active recreational uses would be eliminated to reduce direct disturbance of biological resources within the Path Corridor by eliminating grading associated with

structures. Under this alternative the potential exists that projects could be required to preserve greater amounts of native vegetation as compared to the Master Plan. Preservation of additional acreage of sensitive biological resources and riparian habitat along the River could potentially reduce impacts on visual character as compared to the Master Plan.

Air Quality/Odor

As discussed in Section 5.3, "Air Quality," emission sources associated with implementation of the Master Plan Design Guidelines, and Community Plan and Municipal Code Amendments are limited to emissions from construction and maintenance vehicles and possibly from vehicle trips by visitors to the park. Implementation of the Reduced Project Alternative would not involve any changes to the Master Plan that would reduce park visitor-ship and, therefore, would not reduce emissions from public vehicles. Although the Reduced Project Alternative would eliminate active recreational uses, it is not anticipated that this would result in a substantial reduction in the number of construction and maintenance vehicles. No features of the Reduced Project Alternative would substantially reduce any construction activities and associated emissions because no changes to the Reach Recommendations are proposed.

Biological Resources

As discussed in Section 5.4, "Biological Resources," construction of structures required by future projects implemented within the Master Plan Study Area Design Guidelines, and Community Plan and Municipal Code Amendments in association with Reach Recommendations and Design Guidelines could result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Construction of these facilities and the associated potential for decreased species is considered a potentially significant impact.

Implementation of the Reduced Project Alternative would reduce impacts on biological resources compared to the Master Plan. Under this alternative, language would be added to the Master Plan to note that trails and the River Pathway would be limited to one side of the River if sensitive biological resources could be substantially reduced. Use of passive recreational facilities would be minimized, and active recreational uses would be eliminated to reduce direct disturbance of biological resources within the Path Corridor by eliminating grading associated with structures. Under this alternative projects would be required to preserve greater amounts of native vegetation than under the Master Plan. Use of lighting in the Path Corridor near riparian areas would be avoided. Although implementation of projects in accordance with this alternative would result in less significant impacts than under the Master Plan it is not known at this programmatic level if impacts associated with future projects would be avoided. Therefore, although implementation of this alternative would substantially reduce impacts, it is not known if significant impacts on biological resources would be avoided at the project level.

Implementation of the Reduced Project Alternative could ensure that future projects that implement the Master Plan are consistent with the City MSCP Subarea Plan and the ESL. Under this alternative the River Pathway would be located on the edge of the Path Corridor farthest from sensitive biological resources, and the maximum width of the River Pathway would be 4 feet. The maximum width allowed for trails within the MHPA is 4 feet according to the City MSCP Subarea Plan. In addition, under this alternative, language would be added to the Master Plan noting that trails and the River Pathway would be limited to one side of the River if sensitive biological resources could be substantially reduced. Requiring projects to adhere to the 4-foot trail maximum in the Master Plan

and confining the Path Corridor to one side of the River to avoid impacts on biological resources would ensure that future projects that may need to extend a trail or a portion of the River Pathway within the MHPA would not be inconsistent with the biological resources preservation goals of the City MSCP Subarea Plan.

Historical Resources

As discussed in Section 5.5, "Historical Resources," impacts on known resources and those not yet found and formally recorded could occur anywhere within the Master Plan Study Area. Grading and movement of original in situ soils could also expose buried cultural resources and features. Potential impacts on archaeological and historical resources associated with construction of projects implemented in accordance with Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments would be considered significant. Implementation of the Reduced Project Alternative would reduce potential impacts on historical and archaeological resources compared to the Master Plan. Under this alternative the River Pathway would be designed to avoid recorded resources; however, not all significant historical resources would be avoided. Mitigation in the form of data recovery or other measures (e.g., monitoring, capping, etc.) would still be required to reduce impacts, but not necessarily to a level below significance. This alternative would modify the Master Plan language to encourage future River Pathway alignments to avoid resources with a high sensitivity or characteristics that make mitigation through data recovery infeasible.

Human Health/Public Safety/Hazardous Materials and Geology/Soils

As discussed in Section 5.6, "Human Health, Public Safety and Hazardous Materials," structures implemented within the Master Plan Study Area in association with Reach Recommendations, Design Guidelines, and Community Plan and Municipal Code Amendments could expose people or structures to significant risk involving wildland fires and hazardous materials. This would be a potentially significant impact. As discussed in Section 5.8, "Geology and Soils," it is possible that seismic events within local fault zones would be capable of damaging structures such as the multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms that could be future Reach Recommendations implemented within the RCA. Construction of these facilities could occur within areas identified as susceptible to geologic hazards in accordance with the San Diego Seismic Safety Study. Implementation of the Reduced Project Alternative would not substantially reduce or avoid any impacts of the Master Plan related to human health, public safety, and hazardous materials or geologic hazards. Implementation of the Reduced Project Alternative would reduce the extent of grading as compared to the Master Plan to reduce impacts on biological resources and avoid impacts to historical resources. However, implementation of this alternative would not avoid the need for construction of facilities and the River Pathway. Therefore, the potential exists that construction activities could result in potential impacts associated with hazardous materials encountered during construction under this alternative. Structures developed in accordance with this alternative would also be subject to geologic hazards, and at the project level the design would be required to comply with CBC engineering design standards to avoid potential risks from geologic hazards.

Hydrology and Water Quality

As discussed in Section 5.7, "Hydrology and Water Quality" Implementation of the Master Plan Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code

Amendments within the RCA could yield significant construction and operational impacts on hydrology, water quality, and the course and flow of floodwaters. Implementation of the Reduced Project Alternative would possibly reduce impacts related to hydrology and water quality when compared to the Master Plan because under this alternative future projects would be required to use porous concrete when constructing the River Pathway. Under the Master Plan, projects could use non-porous concrete. Requiring use of porous concrete material would ensure that the entire River Pathway includes materials that would minimize runoff from impervious surfaces into the River.

Although the requirement to use porous materials would reduce potential impacts from runoff, the alternative would not avoid or substantially reduce impacts of the Master Plan identified in Section 5.7, "Hydrology and Water Quality," specifically related to water quality. Implementation of this alternative would not avoid the need for construction of facilities and the River Pathway. Therefore, the potential exists that construction activities could result in impacts from erosion or runoff during construction that would need to be avoided or mitigated through implementation of the Mitigation Framework identified in Section 5.7, "Hydrology and Water Quality," which requires that design of projects comply with the City's Stormwater Standards.

Paleontological Resources

As discussed in Section 5.9, "Paleontological Resources," impacts could occur with any future project implemented within the Master Plan Study Area in accordance with the Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments that disturbs underlying formations that could contain sensitive fossil resources. Construction and associated grading for these facilities could occur within formations known to contain paleontological resources. Impacts on paleontological resources associated with grading would be significant. Implementation of the Reduced Project Alternative would not avoid or substantially reduce impacts of the Master Plan identified in Section 5.9, "Paleontological Resources." Implementation of this alternative would not avoid the need for construction of facilities and the River Pathway. Therefore, the potential exists that construction activities could involve disturbance of fossil-bearing formations with the potential to contain paleontological resources. These impacts would need to be mitigated at the project level in accordance with the mitigation framework identified in Section 5.9.

Traffic/Circulation

Implementation of the Reduced Project Alternative would not avoid or substantially reduce impacts of the Master Plan identified in Section 5.10, "Traffic and Circulation." Implementation of this alternative would not substantially reduce the extent of the River Pathway and associated vehicle/pedestrian conflicts when compared to the Master Plan. This impact would require mitigation at the project level in accordance with the mitigation framework identified in Section 5.10.

Public Services

As discussed in Section 5.11, "Public Services," implementation of the Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments would not create any significant demand for public services. As a result, implementation of the Reduced Project Alternative would not reduce or avoid any impacts of the Master Plan related to public services.

Population and Housing

As discussed in Section 5.12, "Population and Housing," implementation of the Reach Recommendations and Design Guidelines, and Community Plan and Municipal Code Amendments would not result in any adverse impacts related to population growth or loss of housing. As a result, implementation of the Reduced Project Alternative would not reduce or avoid any impacts when compared to the Master Plan related to population and housing.

Greenhouse Gas Emissions/Climate Change

As discussed in Section 5.3, "Air Quality," emission sources associated with implementation of the Master Plan are limited to emissions from construction and maintenance vehicles and possibly from vehicle trips by visitors to the park. These emissions could contribute to cumulative impacts related to greenhouse gases and climate change. Implementation of the Reduced Project Alternative would not involve any changes to the Master Plan that would reduce park visitor-ship and, therefore, would not reduce emissions from public vehicles. Although the Reduced Project Alternative would eliminate active recreational uses, it is not anticipated that this would result in a substantial reduction in the number of construction and maintenance vehicles. However, cumulative impacts from emissions and resulting issues related to greenhouse gas emissions and hazards from the effects of climate change would continue as development is implemented in accordance with existing planning documents and regulations. Therefore, potential impacts related to greenhouse gas emissions and effects from climate change would not be avoided with implementation of this alternative.

Public Utilities

As discussed in Section 5.14, the potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact. While potential construction of Master Plan facilities that would conflict with existing or planned utilities and access roads would not occur under this alternative, the impact would not be avoided. Development in accordance with existing regulations and community plans could result in development within Mission Valley and the vicinity that would require alteration of existing utilities and access roads or be located within the alignment of planned utilities and access roads.

Energy Conservation

As discussed in Section 5.15, no significant adverse impacts on Energy Conservation would occur with implementation of the Master Plan. As a result, implementation of the Reduced Project Alternative would not reduce or avoid any impacts when compared to the Master Plan related to energy conservation.

11.4 Summary Comparison of Alternatives

Table 11-1 compares the significance of the potential impacts for the Master Plan with the alternatives considered. State CEQA Guidelines Section 15126.6(e)(2) requires that an EIR identify

which alternative is the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must also identify which of the other alternatives is environmentally superior. Based on the preceding discussion, the No Project Alternative would be the environmentally superior alternative. Therefore, the environmentally superior alternative among the remaining alternatives must also be identified. Based on the analysis of the other alternatives considered, the Reduced Project Alternative would be the environmentally superior alternative because it would meet the Master Plan objectives while substantially reducing the biological, historical, and paleontological resources impacts when compared to the Master Plan.

The No Project/Development Under Existing Regulations Alternative would not eliminate or reduce land uses. It would, however, result in future developments implemented in accordance with the existing community plans and municipal codes, which allow for development to build closer to the River and contain fewer design guidelines for buildings, landscaping, and site planning. Although the No Project/Development Under Existing Regulations Alternative would avoid impacts when compared to the Master Plan relative to Visual Effects and Neighborhood Character, Air Quality/Odor, Biological Resources, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology Water Quality, Paleontological Resources, and Traffic/Circulation none of the objectives of the Master Plan would be accomplished. The No Project/Development Under Existing Regulations Alternative would not implement the Master Plan Reach Recommendations or the Design Guidelines for the Master Plan Study Area and therefore benefits from implementation of the Master Plan listed in Section 11.2.1 would not occur. A summary of these benefits is presented below:

- **Visual Character**: Improve the visual character of portions of the River because existing Municipal Code requirements and community plans do not include the Reach Recommendations that would improve the visual character of the River and the Design Guidelines for building heights and setbacks that would allow for views into the River from surrounding areas.
- **Biological Resources:** Use non-invasive plant materials within the RCA; restoration within the RCA would be completed using mature native species; building setbacks within the RIA are required to allow for light and air into the transition area between the buildings and the River; parking structures would be buffered from the River; structures would be required to be designed to reduce reflectivity.
- **Hydrology and Water Quality**: Remove obstacles that impede flow, remove invasive vegetation species, encourage the growth of appropriate native riparian and upland vegetation, rehabilitate the channel to encourage meander and braiding, expand the River's recharge area, and adopt programs to reduce and remove non-point source loads.
- **Traffic/Circulation**: Grade-separated crossing at public streets, steel bollards to prevent vehicles from entering the River Pathway, safety call boxes, kiosks to provide information at street crossings, directional signage to direct users on how to access the pathway, design guidelines for intersections that establish a clear pedestrian priority on streets, and sidewalks located for pedestrian safety.
- **Public Services**: The pathway in the RCA would provide public recreation and increase the amount of park land within the City.
- **Energy Conservation**: The River Pathway would provide an alternative transportation route for bicycles, thus reducing car use.

Table 11-1. Project Alternatives Summary of Impacts

Environmental Effect	Proposed Project	No Project/ Development under Existing Regulations Alternative	Reduced Project Alternative
Land Use	LS	LS	LS
Visual Effects	LS	LS	LS
Air Quality/Odor	SU	LS	SU
Biological Resources	SU	LS	SM
Historical Resources	SU	LS	SU
Human Health/Public Safety/Hazardous Materials	SU	LS	SU
Hydrology/Water Quality	SU	LS	SU
Geology/Soils	SU	LS	SU
Paleontological Resources	SU	LS	SU
Traffic/Circulation	SU	LS	SU
Public Services	LS	LS	LS
Population/Housing	LS	LS	LS
Greenhouse Gas Emissions/Climate Change	SU	SU	SU
Public Utilities	LS	LS	LS
Energy Conservation	LS	LS	LS

LS = less than significant; SM = significant and mitigable; SU = significant and unavoidable.

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Chapter 12
Mitigation Monitoring and Reporting Program

This MMRP was prepared for the San Diego River Park Master Plan Project to comply with the mitigation monitoring stature, *Public agency shall adopt monitoring program of mitigation measures and insure their enforceability* (PRC 21081.6). This statute requires public agencies to "adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." This program shall be made a requirement of project approval. Certain changes or alterations (mitigation measures) are required for the San Diego River Park Master Project, as identified in this Program EIR, to reduce significant environmental effects. For each required mitigation measure, a monitoring and/or reporting element is identified below.

As Lead Agency for the project under CEQA, the City will administer the MMRP for the San Diego River Park Master Plan Project. Information contained within this MMRP provides a summary of significant project impacts, and identifies the mitigation measures, the entity responsible for ensuring compliance, conditions required to verify compliance, and the monitoring schedule. Tables and figures referred to in this MMRP can be found in the relevant chapters and sections of this Program EIR.

12.1 Land Use

Impact

LU-1: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in increased impacts on biological resources within the MHPA and/or exceed development limits within the MHPA. Construction of these facilities is considered a potentially significant impact.

Mitigation Framework

LU-1: To reduce potentially significant impacts on Environmentally Sensitive Lands within the MHPA, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment, would be submitted for review in accordance with the CEQA Significance Thresholds for consistency determination with the MSCP Subarea Plan, the MSCP Land Use Adjacency Guidelines, the ESL Regulations, consistency with the Master Plan PEIR, and all other applicable federal and state regulations. The regulations for new development would reduce potential impacts on Environmentally Sensitive Lands inside the MHPA and help conserve the long-term biological resources consistent with the MCSP.

Future actions implemented in accordance with Reach Recommendations, Design Guidelines, and the Municipal Code Amendments shall be submitted for review in accordance with the CEQA Significance Thresholds, which requires that a site-specific biological resources survey be prepared in accordance with City of San Diego Biology Guidelines. Any future projects resulting in impacts on Environmentally Sensitive Lands inside the MHPA, on sensitive plant or wildlife

species, and/or on resources resulting from projects that exceed the allowable level of development within the MHPA shall complete an MHPA Boundary Line Adjustment and obtain City, CDFG, and USFWS concurrence prior to project approval/construction. Projects proposing impacts on Environmentally Sensitive Lands would implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2) and provide suitable mitigation in accordance with the MSCP Subarea Plan.

For all projects adjacent to or within the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Prior to issuance of any authorization to proceed, the following shall occur:

- Lighting shall be directed away from the MHPA, and shielded if necessary, and a note shall be included on the plans to the satisfaction of the Environmental Designee (ED).
- Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- The landscape plan shall be review and approved by the ED to ensure that no invasive nonnative plant species shall be planted in or adjacent to the MHPA.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation.
- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED.

Mitigation for Short-term Impacts on Sensitive Species from Project Construction

- Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, as outlined below, shall be required for any grading or clearing activities.
- Prior to the issuance of any authorization to proceed, the City's ED shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher are shown on the grading and building permit plans:
- No clearing, grubbing, grading or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher; between March 15 and September 15, the breeding season of the least Bell's vireo; and between May 1 and September 1, the breeding season of the southwestern willow flycatcher, until the following requirements have been met to the satisfaction of the LDR:
    - A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey habitat areas (only within the MHPA for gnatcatchers) that would be subject to construction noise levels exceeding 60 decibels hourly average (dB[A]) for the presence of coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher.

Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of construction. If coastal California gnatcatcher, least Bell's vireo, and/or southwestern willow flycatcher are present, then the following conditions must be met:

a. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no clearing, grubbing, or grading of occupied habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; AND

b. Between March 1 and August 15 for occupied gnatcatcher habitat, between March 15 and August 15 for occupied least Bell's vireo habitat, and between May 1 and September 1 for occupied southwestern willow flycatcher habitat, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of the occupied habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with the listed animal species) and approved by the ED at least 2 weeks prior to the commencement of construction activities; OR

c. At least 2 weeks prior to the commencement of clearing, grubbing, grading, and/or any construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the aforementioned avian species. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB (A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the appropriate breeding season.

- Construction noise monitoring shall continue at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the Environmental Review Manager(ERM), as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
- If the aforementioned avian species are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ED and applicable resource agencies that demonstrates whether mitigation measures such as noise walls are

necessary during the applicable breeding seasons of March 1 and August 15, March 15 and September 15, and May 1 and September 1, as follows:

a. If this evidence indicates the potential is high for the aforementioned avian species to be present based on historical records or site conditions, then Condition 1-b or 1-c shall be adhered to as specified above.

b. If this evidence concludes that no impacts on the species are anticipated, no new mitigation measures are necessary.

If the permittee begins construction prior to the completion of the protocol avian surveys, then the Development Services Department shall assume that the appropriate avian species are present and all necessary protection and mitigation measures shall be required as described above.

If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to Mitigation Monitoring Coordination (MMC) prior to the preconstruction meeting.

If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated in to the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation would be required.

12.2 Air Quality

Impact

AQ-1: Projects constructed in accordance with the Master Plan Reach Recommendations would generate short-term emissions that would result in a violation of air quality standards. Likewise, DPM from delivery trucks would increase long-term cancer risk for nearby sensitive receptors. Without more detailed information on construction emissions and delivery vehicles, a quantitative analysis is not possible. This is a significant impact.

Mitigation Framework

AQ-1: Implement Standard Dust Control Measures to Reduce Fugitive Dust

In accordance with SDAPCD Rule 55, projects constructed under the Master Plan that exceed the SDAPCD's thresholds for PM10 and PM2.5 shall implement fugitive dust controls during construction activities. Although Rule 55 does not prescribe specific dust control measures, the County's Air Quality Guidelines list several measures that would be implemented as part of construction activities tied to issuance of any future grading permit. The control measures that would most likely be implemented during construction of future projects are listed below. During the grading plan check process, the lead agency shall require dust control measures and

performance standards in accordance with APCD requirements, and control measures to reduce fugitive dust from related construction activities, such as but not limited to:

- Water the grading areas to reduce fugitive dust.
- Apply chemical stabilizers and/or replace ground cover on graded areas as quickly as possible to reduce fugitive dust.
- Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry.
- Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads.
- Remove any visible track-out into traveled public streets.
- Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred.
- Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.
- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling.
- Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.
- Cover/water onsite stockpiles of excavated material.
- Enforce a 15 mile-per-hour speed limit on unpaved surfaces.
- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County to reduce dust generation.
- Limit the daily grading volumes/area.

Implement Standard Measures to Reduce NO_X from Diesel-Powered Construction Equipment

Projects constructed under the Master Plan exceeding the SDAPCD's threshold for NO_X shall implement the following controls during construction activities. These strategies are outlined in the County's Air Quality Guidelines. These measures shall be incorporated into future projects tied to issuance of any grading permit.

- Grading or fuel use restriction (e.g., aqueous diesel fuel) shall be imposed as mitigation.
- Use of modified equipment incorporating such measures as cooled exhaust gas recirculation or lean-NO_X catalysts.
- Require equipment to be maintained in good tune and to reduce excessive idling time.
- Require the use of equipment models newer than 1996.
- Require a permit to operate from the SDAPCD for any generators that produce greater than 50 horsepower.

12.3 Biological Resources

Impact

BIO-1: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present. Construction of these facilities and the associated potential for decreased species is considered a potentially significant impact.

Mitigation Framework

BIO-1: To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, if present within the RCA/RIA, all subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines (2002). The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species, as noted in Section 5.4.2, "Existing Conditions," above, shall be recorded and presented in a biological resources report. Based on available habitat within the RCA/RIA, focused presence/absence surveys shall be conducted in accordance with the biology guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the ESA, MBTA, Bald and Golden Eagle Protection Act, CESA, MSCP Subarea Plan, and ESL Regulations.

In addition, a preliminary or final jurisdictional wetlands delineation of the RCA/RIA shall be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region* (2008). A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (e.g., vernal pools) that may not be within the USACE jurisdiction under the CWA or meet other federal jurisdictional criteria but are regulated by the FESA, CESA, CCC, and/or RWQCB. The City no longer has take authority for vernal pools containing sensitive species. A USFWS permit would be required if vernal pools were present with sensitive species.

Mitigation for Impacts on Sensitive Upland Habitats

Projects proposing impacts on sensitive upland Tier I, II, IIIA, or IIIB habitats shall implement avoidance and minimization measures consistent with the City Biology Guidelines (Table 2 – presented as Table 5.4-3 in this mitigation framework) and provide suitable mitigation in accordance with the MSCP Subarea Plan. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive vegetation communities including but not limited to riparian habitats,

wetlands, oak woodlands, coastal sage scrub, and chaparral consistent with federal, state, and City guidelines. Any required mitigation for impacts on sensitive vegetation communities shall be outlined in a conceptual mitigation plan following the outline provided in the City Biology Guidelines.

Table 5.4-3. Upland Mitigation Ratios

Tier	Habitat Type	Mitigation Ratios			
TIER 1 (rare uplands)	Southern Foredunes Torrey Pines Forest Coastal Bluff Scrub Maritime Succulent Scrub Maritime Chaparral Scrub Oak Chaparral Native Grassland Oak Woodlands	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	2:1	3:1
			Outside	1:1	2:1
TIER II (uncommon uplands)	Coastal Sage Scrub (CSS) CSS/Chaparral	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	1:1	2:1
			Outside	1:1	1.5:1
TIER III A (common uplands)	Mixed Chaparral Chamise Chaparral	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	2:1	3:1
			Outside	1:1	2:1
TIER III B (common uplands)	Non-Native Grasslands	Location of Preservation			
				Inside	Outside
		Location of Impact	Inside*	1:1	1.5:1
			Outside	0.5:1	1:1

Notes:

For all Tier I impacts, the mitigation could (1) occur within the MHPA portion of Tier I (in Tier) or (2) occur outside of the MHPA within the affected habitat type (in-kind).

For impacts on Tier II, IIIA, and IIIB habitats, the mitigation could (1) occur within the MHPA portion of Tiers I – III (out-of-kind) or (2) occur outside of the MHPA within the affected habitat type (in-kind). Project-specific mitigation will be subject to applicable mitigation ratios at the time of project submittal.

Mitigation for Impacts on Wetlands

Please refer to Mitigation Framework BIO-4.

Mitigation for Short-term Impacts on Sensitive Species from Project Construction

Coastal California gnatcatcher, least Bell's vireo, and Southwestern willow flycatcher mitigation, required for any grading or clearing activities, is presented in Mitigation Framework LU-1 in Section 5.1, "Land Use."

Impact

BIO-2: Structures constructed with future projects within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in interference with the nesting, foraging, or movement of wildlife species within the RCA/RIA. Construction of these facilities and the associated potential for direct and indirect impacts is considered a potentially significant impact.

Mitigation Framework

BIO-2: To reduce potentially significant impacts that would interfere with the nesting, foraging, or movement of wildlife species within the RCA/RIA, all future projects implemented within and outside of the RCA and RIA in association with Reach Recommendations and Design Guidelines shall be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with City of San Diego Biology Guidelines. The limits of any identified local-scale wildlife corridors or habitat linkages shall be identified and analyzed in relation to local fauna, and the conversion of vegetation communities (e.g., nonnative grassland to riparian or agricultural to developed) shall be analyzed for its effects. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on sensitive wildlife species, and to provide for continued wildlife movement through the corridor. Measures that shall be incorporated into project level construction activities to address wildlife movement prior to issuance of any grading permits shall include the following.

- If project grading is proposed during the raptor breeding season (February 1 to September 15), the project biologist shall conduct a pregrading survey for active raptor nests within 300 feet of the development area and submit a letter report to MMC prior to the preconstruction meeting. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e., appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's ED. Mitigation requirements determined by the project biologist shall be incorporated into the project's Biological Construction Monitoring Exhibit, and monitoring results shall be incorporated into the final biological construction monitoring report. If no nesting raptors are detected during the pregrading survey, no mitigation is required. Pre-grading clearance surveys shall be completed as required to comply with the ESA, MBTA, Bald and Golden Eagle Protection Act, State Fish and Game Code, and/or ESL Regulations.
- Manufactured slopes within the Path Corridor shall preserve the natural character of the floodway; protect the function and values of ground water recharge, the water quality and wildlife movement and habitat. Avoid long, continuous manufactured slopes with hard

edges and provide smooth transitions. All slopes shall be appropriately stabilized and re-vegetated with native plants found in the immediate vicinity.

- All lighting along the River Pathway shall be shielded and directed away from sensitive areas.
- Fences shall only be used in locations to protect sensitive habitat and historic resources. When fences are required, they shall be placed on the 100-year Floodway boundary or a minimum 5 feet from the River Pathway or trail, where possible.
- Fencing such as wood~~Natural~~ peeler log fencing or steel/steel cables shall be used for all fences within the RCA to allow for wildlife movement. Fencing shall follow grades along the River Pathway and shall be a maximum of 42 inches ~~feet~~ in height. Chain link fencing is discouraged.

Impact

BIO-3: Structures required by future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in direct or indirect impacts on sensitive vegetation communities including riparian vegetation, oak woodlands, wetlands, coastal sage scrub, and chaparral. Construction of these facilities is considered a potentially significant impact.

Mitigation Framework

BIO-3: Please refer to Mitigation Framework BIO-1.

Impact

(ISSUE 4) Please refer to Significance of Impact LU-1.

Mitigation Framework

Please refer to Mitigation Framework LU-1.

Impact

BIO-4: Structures required in future projects implemented within the RCA and the RIA in association with Reach Recommendations and Design Guidelines would result in impacts on regulated wetlands through direct removal, filling, hydrological interruption, or other means (including indirect impacts from increased dust, soil erosion, and human and pet access/trampling). In addition, restoration and enhancement activities in and of themselves (e.g., grading) would also result in impacts on regulated wetlands. Construction of these facilities and the associated removal, filling, and/or hydrological interruption of wetlands is considered a potentially significant impact.

Mitigation Framework

BIO-4: To reduce potential direct impacts on city, state, and federally regulated wetlands, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA and RIA in association with Reach Recommendations, Design Guidelines, and the Municipal Code Amendment Development Regulations shall be required to

comply with USACE CWA Section 404 NWP requirements and special conditions, CCC Development Permit requirements and special conditions D (if applicable impacts occur within the coastal zone portion of the Master Plan Study Area), RWQCB CWA Section 401 requirements and special conditions, CDFG Section 1602 SAA requirements and special conditions, and the City of San Diego ESL Regulations for minimizing impacts on wetlands. Achieving consistency with these regulations for impacts on wetlands and special aquatic sites would reduce potential impacts on regulated wetlands and provide compensatory mitigation(as required) to ensure no net-loss of wetland habitats.

Prior to obtaining discretionary permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific biological resources survey shall be completed in accordance with City of San Diego Biology Guidelines. Any required mitigation for impacts shall be outlined in a conceptual mitigation plan following the outline provided in Attachment III of the City Guidelines for Conducting Biological Surveys. In addition, a preliminary or final jurisdictional wetlands delineation of the project site shall be completed following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region*. A determination of the presence/absence and boundaries of any WoUS and WoS shall also be completed following the appropriate USACE guidance documents for determining OHWM boundaries. The limits of any riparian habitats on the site under the sole jurisdiction of CDFG shall also be delineated, as well as any special aquatic sites (excluding vernal pools) that may not meet federal jurisdictional criteria but are regulated by CCC and the RWQCB. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts on wetlands, jurisdictional waters, riparian habitats, vernal pools, etc. consistent with federal, state, and City guidelines.

The City of San Diego no longer has take authorization for certain vernal pool species. As of the date of surrender, April 20, 2010, the City has relinquished coverage and does not rely on the City's Federal ITP to authorize an incidental take of the two vernal pool animal species and five vernal pool plant species. Species that have been removed from the MSCP covered species list include: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), Otay mesa mint (*Pogogyne nuduliscula*), California Orcutt grass (*Orcuttii* californica), San Diego button celery (*Eryngium aristulatum*), San Diego mesa mint (*Pogogyne abramsii*), and spreading navarretia (*Navarretia fossalis*). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

The City Biology Guidelines provides mitigation ratio goals for achieving compliance with the MSCP subarea plan (Table 2 – presented below as Table 5.4-4 of this mitigation framework).

Table 5.4-4. City of San Diego Wetland Mitigation Ratios

Habitat Type	Mitigation Ratio
Riparian forest	3:1
Riparian scrub	3:1
Freshwater marsh	2:1
Freshwater marsh in the coastal overlay zone	4:1
Natural flood channel	2:1
Disturbed Wetland	2:1
Vernal Pools	--[1]

[1] The City currently does not have take authority for vernal pools. Any impacts would be permitted through the RWQCB (and potentially the USACE, USFWS, and CDFG). Upon approval of the City of San Diego Vernal Pool Habitat Conservation Plan (VP HCP), the City will receive take authorization for the seven vernal pool species through an Incidental Take Permit and associated Implementing Agreement by and between USFWS and CDFG.

As part of any future project-specific environmental review pursuant to CEQA, all unavoidable wetlands impacts (both temporary and permanent) would need to be analyzed, and mitigation required in accordance with Table 3.3-4 of the City Biology Guidelines (Table 2); mitigation must be based on the impacted type of wetland habitat. Mitigation must prevent any net loss of wetland functions and values of the impacted wetland. The following provides operational definitions of the four types of activities that constitute wetland mitigation under the ESL Regulations:

- **Wetland creation** is an activity that results in the formation of new wetlands in an upland area. An example is excavation of uplands adjacent to existing wetlands and the establishment of native wetland vegetation.
- **Wetland restoration** is an activity that re-establishes the habitat functions of a former wetland. An example is the excavation of agricultural fill from historic wetlands and the re-establishment of native wetland vegetation.
- **Wetland enhancement** is an activity that improves the self-sustaining habitat functions of an existing wetland. An example is removal of exotic species from existing riparian habitat.
- **Wetland acquisition** is an activity resulting in wetland habitat that being bought or obtained through the purchase of off-site credits.

Wetland enhancement and wetland acquisition focus on the preservation or the improvement of existing wetland habitat and function, and do not result in an increase in wetland area; therefore, a net loss of wetland may result. As such, acquisition and/or enhancement of existing wetlands may be considered as partial mitigation only, for any balance of the remaining mitigation requirement after restoration or creation if wetland acreage is provided at a minimum of a 1:1 ratio. For permanent wetland impacts that are unavoidable and minimized to the maximum extent feasible, mitigation must consist of creation of new, in-kind habitat to the fullest extent possible and at the appropriate ratios. In addition, unavoidable impacts on wetlands located within the Coastal Overlay Zone must be mitigated on site, if feasible. If onsite mitigation is not feasible, then at least a portion of the mitigation must occur within the same watershed. All mitigation for unavoidable wetland impacts within the Coastal Overlay Zone

must occur within the Coastal Overlay Zone. The City's Biology Guidelines and MSCP Subarea Plan require that impacts on wetlands, including vernal pools, shall be avoided, and that a sufficient wetland buffer shall be maintained, as appropriate, to protect resource functions/values. For vernal pools, this includes avoidance of the watershed necessary for the continued viability of the ponding area. Where wetland impacts are unavoidable (determined case-by-case), they shall be minimized to the maximum extent practicable and fully mitigated per the Biology Guidelines. The City no longer has take authority for impacts on vernal pools or associated listed species, so any project that proposes impacts on vernal pools with sensitive species must process permits through the USFWS under the ESA and/or CDFG under CESA. The City biology report shall include an analysis of onsite wetlands (including City, state, and federal jurisdiction analysis) and, if present, include project alternatives that fully/substantially avoid wetland impacts. Detailed evidence supporting why there is no feasible, less environmentally damaging location or alternative to avoid any impacts must be provided for City staff review, as well as a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts. A conceptual mitigation program (which includes identification of the mitigation site) must be approved by City staff prior to the release of the draft environmental document. Avoidance is the first requirement; mitigation can only be used for impacts clearly demonstrated to be unavoidable.

Prior to the commencement of any construction-related activities on site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence[1] of the following to the ADD ED prior to any construction activity:

- Compliance with USACE Section 404 nationwide permit;
- Compliance with the RWQCB Section 401 Water Quality Certification; and
- Compliance with the CDFG Section 1601/1603 Streambed Alteration Agreement.

12.4 Historical Resources

Impact

HIST-1: Impacts on known archaeological resources and those not yet found and formally recorded could occur anywhere in association with implementation of the Reach Recommendations and Design Guidelines as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Grading of original in situ soils could also expose buried archaeological resources and features. Potential impacts on archaeological resources associated with construction of projects implemented in accordance with Reach Recommendations and Design Guidelines would be considered significant.

Mitigation Framework (Archaeological Resources)

HIST-1: Prior to issuance of any permit that could directly affect an archaeological resource or resources associated with prehistoric Native American activities, the City shall require the

[1] Evidence shall include either copies of permits issued, letter of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD ED.

following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity.

Initial Determination

The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System) and conducting a site visit. If there is any evidence that the site contains archaeological resources, then an evaluation consistent with the City of San Diego's Historical Resources Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.

Step 1

Based on the results of the Initial Determination, if there is evidence that the site contains archeological resources, preparation of an evaluation report is required. The evaluation report could generally include background research, field survey, archeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a record search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections shall also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

Once the background research is complete a field reconnaissance must be conducted by individuals whose qualifications meet City standards. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If through background research and field surveys historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

Step 2

Once a resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required that includes evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and

subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines.

The results from the testing program will be evaluated against the Significance Thresholds found in the Historical Resources Guidelines and in accordance with the provisions outlined in Section 15064.5 of the State CEQA Guidelines. If significant historical resources are identified within a project's Area of Potential Effect (APE), the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate DPR site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found but results of the initial evaluation and testing phase indicate there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

Step 3

Preferred mitigation for archeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program (RDDRP) is required or is required to follow alternate treatment recommendations by the Most Likely Descendant (MLD), which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. If the archaeological site is an historical resource, then the limits on mitigation provided under Section 21083.2 shall not apply, and treatment in accordance with Guidelines Section 15162.4 and 21084.1 is required. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring shall be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a Native American TCP or any archaeological site located on City property, or within the APE of a City project, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 must be followed. These provisions would be outlined in the Mitigation Monitoring and Reporting Program included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

Step 4

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation (OHP) "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and TCPs, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project, the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) shall be used when no archaeological resources were identified within the project boundaries.

Step 5

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., AB 2641 and California Native American Graves Protection and Repatriation Act [NAGPRA]) and federal (i.e., federal NAGPRA) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Part 36, Section 79 of the Code of Federal Regulations. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

Impact

HIST-2: The impact analysis associated with prehistoric resources or sites as indicated in this category would be the same as outlined above for Issue 1. The impact analysis for a historic building, structure, or object involves similar steps as detailed in Issue 1; however, different source information is required as stated below. Implementation of the Master Plan would not directly result

in impacts on historical resources because the Reach Recommendations and Design Guidelines are not project-level requirements, and specific details regarding location and extent of grading are not provided in the Master Plan. Impacts on prehistoric sites or historic structures would result during construction activities associated with implementation of Reach Recommendation projects as well as the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan. Any impacts on historical resources associated with future Reach Recommendation projects would be considered significant.

Mitigation Framework

HIST-2: Prior to issuance of any permit that could directly affect a historical resource, the City shall require an evaluation to determine: (1) the presence of historical resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. The Mitigation Framework for prehistoric resources or sites is the same as HIST-1. The Mitigation Framework for historic buildings, structures, district, or objects shall include an evaluation following the requirements outlined in the Historical Resources Regulations and Guidelines as indicated below.

HISTORIC BUILDINGS, STRUCTURES, DISTRICT, OR OBJECTS

Prior to issuance of any permit that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure meets any of the following criteria: (1) National Register-Listed or formally determined eligible, (2) California Register-Listed or formally determined eligible, (3) San Diego Register-Listed or formally determined eligible, or (4) meets the CEQA criteria for a historical resource. The evaluation of historic architectural resources would be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity as indicated in the Historical Resources Guidelines and Historic Resources Regulations (San Diego Municipal Code Sections 143.0201–143.0280).

Preferred mitigation for historic buildings or structures is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to, the following:

a. Preparing a historic resource management plan.

b. Designing new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric).

c. Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation.

d. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource.

e. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.

f. Removing industrial pollution at the source of production.

Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; in the case of potentially significant impacts on historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation programs, if required.

Impact

HIST-3: Impacts on known resources and those not yet found and formally recorded, could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried historical archaeological resources and features including sacred sites. Potential impacts on cultural resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.

Mitigation Framework

The Mitigation Framework for Impact HIST-3 would be the same as outlined for Impacts 1 and 2.

Impact

HIST-4: Impacts on known resources and those not yet found and formally recorded could occur anywhere within the RCA/RIA. Grading of original in situ soils could also expose buried human remains. Potential impacts on historical resources associated with construction of projects implemented in accordance with Master Plan Reach Recommendations projects, Design Guidelines, and the modifications to the development regulations associated with the Mission Valley PDO and the Navajo Community Plan would be considered significant.

Mitigation Framework

HIST-4: It is not possible to mitigate for impacts on human remains. It is preferable in all cases to avoid impacting human remains, but this is not always possible given the uncertainties of late discoveries during construction. In the vicinity of a known cemetery or a prehistoric archaeological site suspected to be over 1,500 years old, interments are possible. Background research could help identify possible burial locations related to historic era properties. Forensic dogs or other nondestructive ground-penetrating techniques could help identify subsurface anomalies that might be related to the presence of inhumations. Forensic dogs have also been useful on sites where scattered cremation remains are present. When data recovery of an archaeological site is required, all possible pre-excavation planning shall be implemented to guard against the accidental discovery of human remains. This would also apply to subsequent destruction of an archaeological site during project implementation because archaeological data recovery can never fully recover all the data from a site.

The discovery of human remains also demands that certain laws and protocols be followed before proceeding with any action that might disturb the remains further. If human remains are discovered, then the provisions set forth in California PRC Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned MLD.

12.5 Human Health, Public Safety, and Hazardous Materials

Impact

HAZ-1: Structures constructed within the RCA/RIA in association with Reach Recommendations, Design Guidelines, and Municipal Code and Community Plan Amendments would expose people or structures to risk involving wildland fires. This would be a potentially significant impact.

Mitigation Framework

HAZ-1: To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan—including future projects implemented in the RCA/RIA in association with Reach Recommendations, Design Guidelines, and amendments to the Municipal Code and Community Plans—shall be required to adhere to the City's Municipal Code, Section 42.0801 (Hazardous Waste Establishments) and Section 42.0901 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property). The regulations for use of explosive materials within the City are included in Section 55.3301 (Explosives and Fireworks). The San Diego County DEH, HMD established the San Diego County Operational Area Emergency Plan for emergency response to a release or threatened release of a hazardous material within the County. The San Diego County Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County of San Diego including every incorporated City and the unincorporated County. The plan includes an overview of the risk assessment process and identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives, and actions for each jurisdiction in the County.

Specific City regulations associated with fire prevention are provided in Section 55.0101 (Adoption of the California Fire Code), Section 55.0901 (Fire Department Access and Water Supply), and Section 55.1001 (Fire Protection Systems and Equipment). Municipal Code Sections 142.0402, 142.0403, and 142.0412 regulate brush management and create two Brush Management Zones with different requirements. The Code was amended in October 2005 to make these zones total 100 feet of defensible space from a habitable structure (City 2009a).

The regulations for new development will reduce potential impacts regarding hazards; however, because the Master Plan does not include specific development projects, it is infeasible at the program-EIR level to provide project-specific mitigation.

Preferred mitigation for addressing fire hazards is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures can include, but are not limited to:

- Thinning brush to reduce fuel load for fires. All projects shall be required to implement Brush Management in accordance with the ESL described below.

Preferred mitigation for addressing hazardous materials sites is to avoid the hazardous areas through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize impacts from risk of contamination or release of hazards into the

environment through compliance with a remediation plan approved by the County DEH shall be taken, including but not limited to:

- Conducting a phase 1 site investigation to determine if hazardous materials are present within the project site.
- If it is determined that hazardous materials are present and the area cannot be avoided a study shall be completed and appropriate site remediation determined. Removal of hazardous materials such as removal of contaminated soils shall be completed prior to construction.
- If the appropriate conditions exist a Community Health and Safety Plan or a Hazardous Materials Maintenance Plan shall be developed to identify appropriate measures for construction workers to take to avoid hazards from contaminated soils or the presence of hazardous materials within a construction site. The plans shall also address property handling of hazardous materials during long-term operations.
- The potential exists that a project applicant shall be required to participate in the County Voluntary Assistance Program (VAP). Participation in the County VAP would address a methodology for site remediation that would be acceptable in accordance with County and state regulations

Municipal Code

The Municipal Code provides fire safety regulations in Section (Municipal Code Section 142.0412 (Brush Management Regulations). Individual projects implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with safety hazards, including wildland fires, through implementation of all regulations concerning Brush Management Regulations under Section 142.0412 of the Municipal Code. These regulations include the following:

- Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.
- Brush management activity is permitted within ESLs (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands shall be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under ESL Regulations, Section 143.0110(c)(7).
- Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called “Zone One” and “Zone Two.”

Impact

HAZ-2: Structures built within the RCA/RIA in association with the Reach Recommendation project, Design Guidelines, and Municipal Code Amendments and associated Development Regulations would result in ground disturbance and grading activities on a site that is included on a list of

hazardous materials sites. Construction of such facilities and the associated potential for conducting grading and ground disturbance activities on a hazardous materials site would be a potentially significant impact.

Mitigation Framework

HAZ-2: Prior to any discretionary review and approval of a future action implemented in accordance with Reach Recommendations and Design Guidelines, the following actions shall be implemented:

1. A Phase I Environmental Site Assessment in conformance with federal, state, and local regulations shall be completed. The report shall include an existing conditions survey, detailed project description, and specific measures proposed to preclude upset conditions (accidents) from occurring. If hazardous materials are identified, a risk assessment and remediation efforts shall be conducted in conformance with federal, state, and local regulations.
2. To mitigate for soil or water contamination sources in areas suspected of containing hazardous materials storage systems, a site-specific soil/groundwater assessment shall be performed by a certified geologist/hydrologist prior to soil disturbance in conformance with federal, state, and local regulations if necessary. Such an assessment shall include collecting and analyzing soil and/or groundwater samples. Soil and/or groundwater contamination shall be remediated, if necessary, according to federal, state, and local regulations prior to development of the site.
3. A site-specific informational review and geophysical survey shall be conducted, if necessary, to identify locations of USTs. A contingency plan for removal and remediation shall be prepared that addresses contactor procedures in the event that an unknown UST is encountered during site redevelopment. Permits to operate or close tanks must be obtained by the tank owner or operator in conformance with federal, state, and local regulations.
4. A Phase II investigation shall be conducted if necessary to test soils to determine if regulatory action and/or hazardous waste limits are exceeded. This investigation shall include an assessment of human health risks associated with any detected concentrations of the contaminants of concern within areas proposed for development. If levels exceed typical regulatory action and/or waste limits or present a public health concern, the site shall be remediated per government regulations prior to site development.

Municipal Code

The Municipal Code contains specific policies or measures addressing hazardous materials sites, including Section 42.0801 (Hazardous Waste Establishments) and Division 9 (Disclosure of Hazardous Materials), as well as Section 54.0701 (Investigation and Cleanup of Contaminated Property).

12.6 Hydrology and Water Quality

Impact

HYD/WQ-1: Implementation of the Reach Recommendations and Design Guidelines within the RCA could result in significant construction and operational impacts on hydrology, water quality, and the course and flow of floodwaters.

Mitigation Framework

HYD/WQ-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the applicant shall demonstrate to the satisfaction of the City Engineer, based on the project application, that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with the Master Plan and current City and RWQCB regulations identified below. Future design of projects shall incorporate feasible mitigation measures outlined below in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and shall be based on the recommendations of a detailed hydraulic analysis.

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- Comply with all NPDES permit(s) requirements, including the development of a SWPPP if the disturbed soil area is one acre or more, or a Water Quality Control Plan if less than one acre, in accordance with the City's Storm Water Standards.
- If a future project includes in-water work, it shall require acquiring and adhering to a 404 Permit (from USACE) and a Stream Bed Alteration Agreement (from CDFG).
- Comply with the San Diego RWQCB water quality objectives (Table 5.7-1 of the DEIR) and bacteria TMDL (Table 5.7-3 of the DEIR).

To prevent flooding future projects shall be designed to incorporate any applicable measures from the City of San Diego LDC. Flood control measures that shall be incorporated into future projects include but are not limited to the following:

- Prior to issuance of building permits or approval of any project within or in the vicinity of a floodway or Special Flood Hazard Area, all proposed development within a Special Flood Hazard Area is subject to the following requirements and all other applicable requirements and regulations of FEMA and those provided in Chapter 14, Article 3, Division 1 of the LDC.
- In all floodways, any encroachment, including fill, new construction, significant modifications and other development is prohibited unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge except as allowed under Code of Federal Regulations Title 44, Chapter 1, Part 60.3(c) (13).
- If the engineering analysis shows that development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer shall obtain a Conditional Letter of Map Revision from FEMA.

- Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad shall be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM) Granular fill slopes shall have adequate protection for a minimum flood water velocity of five feet per second.
- The applicant shall denote on the improvement plans "Subject to Inundation" all areas lower than the base elevation plus 2 feet.
- If the project proposes to construct nonresidential structures within the flood fringe of a Special Flood Hazard Area for the San Diego River as shown on the Flood Insurance Rate Map no work is allowed within the regulatory floodway. All structures built within the Special Flood Hazard Area shall be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation at that location. Otherwise the structures shall be flood proofed to a minimum of two feet above the base flood elevation.
- If the structures will be elevated on fill such that the lowest adjacent grade is at or above the base flood elevation, the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer or applicant shall provide all documentation, engineering calculations, and fees required by FEMA to process and approve the LOMR-F.
- In accordance with Chapter 14, Article 3, Division 1 of the LDC channelization or other substantial alteration of rivers or streams shall be limited to essential public service projects, flood control projects or projects where the primary function is the improvement of fish and wildlife habitat. The channel shall be designed to ensure that the following occur:
    - Stream scour is minimized
    - Erosion protection is provided
    - Water flow velocities are maintained as specified by the City Engineer
    - There are neither significant increases nor contributions to downstream bank erosion and sedimentation of sensitive biological resources; acceptable techniques to control stream sediment include planting riparian vegetation in an near the stream and detention or retention basins
    - Wildlife habitat and corridors are maintained
    - Groundwater recharge capability is maintained or improved
- Within the flood fringe of a Special Flood Hazard Area permanent structures and fill for permanent structures, roads and other development are allowed only if the following conditions are met:
    - The development or fill shall not significantly adversely affect existing sensitive biological resources on site or off site.
    - The development is capable of withstanding flooding and does not require or cause the construction of off-site flood protective works including artificial flood channels, revetments, and levees nor shall it cause adverse impacts related to flooding of properties located upstream or downstream, nor shall it increase or expand a (FIRM) Zone A.

- Grading and filling are limited to the minim amount necessary to accommodate the proposed development, harm to the environmental values of the floodplain is minimized including peak flow storage capacity, and wetlands hydrology is maintained.
- The development neither significantly increases nor contributes to downstream bank erosion and sedimentation nor causes an increase in flood flow velocities or volume.
- There shall be no significant adverse water quality impacts to downstream wetlands, lagoons or other sensitive biological resources, and the development is in compliance with the requirements and regulations of the National Pollution Discharge Elimination System as implemented by the City of San Diego.

Impact

HYD/WQ-2: The WURMP, in conjunction with adherence to federal, state, and local regulations, would serve to reduce significant impacts to a degree, but cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Therefore, the combined impacts associated with alteration of surface and groundwater quality would be significant at the program level. The Mitigation Framework has been identified to reduce these program-level impacts. Strict compliance with the Stormwater Standards would ensure that there would be no impact, and no subsequent mitigation would be required.

Mitigation Framework

HYD/WQ-2: For each future discretionary project requiring mitigation, site-specific measures shall be identified that reduce significant project-level impacts to less-than-significant levels, or the project-level impact would remain significant and unavoidable when no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures shall be included in an MMRP for the project.

The discussion below summarizes general measures that shall be implemented to preclude impacts. These measures shall be updated, expanded, and refined when applied to specific future projects based on project-specific design and changes in existing conditions; as well as changes to local, state, and federal laws.

<u>Please note that the City of San Diego is asserting Pueblo Water Rights in the San Diego Formation which has not yet been adjudicated. The City is also asserting the development potential of all of its water resources (surface and groundwater). While, at this time, the City of San Diego has no immediate plans to install a well or wells within the project area, it does reserve its right to consider and/or develop any and all available water resources, including groundwater that may be available for extraction at any City of San Diego property, including any property in the vicinity of the project area.</u>

<u>As a consequence, no activity should be approved on the subject sit that would jeopardize the City of San Diego's ability to develop surface and groundwater resources near the project area.</u>

Future projects shall be sited and designed to minimize impacts on receiving waters, in particular the discharge of identified pollutants to an already impaired water body. Prior to approval of any entitlements for any future project, the City shall ensure that any impacts on receiving waters shall be precluded and, if necessary, mitigated in accordance with the requirements of the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2,

Division 2 of the LDC) and other appropriate agencies (e.g., RWQCB). To prevent erosion, siltation, and transport of urban pollutants, all future projects shall be designed to incorporate any applicable stormwater improvement, both off- and on-site in accordance with the City of San Diego Stormwater Standards Manual. Stormwater improvements and water quality protection measures that shall be required of future projects include:

- Increasing onsite filtration.
- Preserving, restoring, or incorporating natural drainage systems into site design.
- Directing concentrated flows away from MHPA and open space areas. If not possible, drainage shall be directed into sediment basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA or open space areas.
- Reducing the amount of impervious surfaces through selection of materials, site planning, and narrowing of street widths where possible.
- Increasing the use of vegetation in drainage design.
- Maintaining landscape design standards that minimize the use of pesticides and herbicides.
- To the extent feasible, avoiding development of areas particularly susceptible to erosion and sediment loss.
- Use of pet signage, and providing trash cans and baggies (as available at Dog Beach), would help to limit the amount of bacteria present for transport by sediment. In addition use of BMPs such as swales along the side of the path to catch sediment and other contaminants before it reaches the River would limit the impacts.
- Include phytoremediators, where appropriate, to uptake nutrients to protect groundwater.

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- The requirements of the RWQCB for stormwater quality are addressed by the City in accordance with the City NPDES requirements and the participation in the regional permit with the RWQCB.
- Prior to permit approval the City shall ensure any impacts on receiving waters are precluded or mitigated in accordance with the City of San Diego Stormwater Regulations.
- In accordance with the City of San Diego Stormwater Standards Manual, development must be designed to incorporate stormwater improvements, both off- and on-site.
- The San Diego River WURMP is required by the San Diego RWQCB and adheres to the NPDES MS4 permit, which requires periodic water quality monitoring to ensure compliance. In addition, the WURMP requires the following:
    - Develop and expand methods to assess and improve water quality.
    - Integrate watershed principles into land use planning.
    - Enhance public understanding of water pollutions sources.
    - Encourage and develop stakeholder participation.

12.7 Geology and Soils

Impact

GEO-1: It is possible that seismic events within local fault zones would be capable of damaging structures such as the multi-use pathways, pedestrian trails, pedestrian/bicycle bridges, boardwalks, or overlook platforms that could be future projects implemented within the RCA. Construction of these facilities could occur within areas identified as susceptible to geologic hazards in accordance with the City Geologic Hazards Mapping Program. This would be a significant impact.

Mitigation Framework

GEO-1: All subsequent projects developed in accordance with the Master Plan, including future Reach Recommendations implemented within the RCA and RIA, shall be required to adhere to the City's Seismic Safety Study and the Municipal Code, as well as the CBC to avoid or reduce geologic hazards. Measures designed to reduce potential geologic hazards that may be implemented at the project level as required by the General Plan, Municipal Code, Seismic Safety Study, and Community Plans are listed below.

San Diego Seismic Safety Study

The types of facilities implemented through the Reach Recommendations and Design Guidelines are considered Building Type/Land Use Group VI by the San Diego Seismic Safety Study (Table 2B). According to Table 2C of the Seismic Safety Study a geologic reconnaissance is required for Building Type/Land Use Group VI when the Relative Risk of construction within a Geologic Hazard Category is low to moderate, and a Geologic Investigation is required when the relative risk is moderate to high. The relative risk of development within each Geologic Hazard Category is shown in Table 2A of the Seismic Safety Study. Geologic Hazard Categories within the anticipated RCA/RIA include but are not limited to Category 12 – Potentially Active Fault Zones and Category 31 – High Potential for Liquefaction. These Geologic Hazard Categories have a moderate to high relative risk. Future structures in the RCA would likely be built in at least Category 31 areas because of the floodway and surrounding upland areas. Structures may also be located near or within the Category 12 fault zones. Therefore, it is likely that the design and grading for future structures in the RCA (following the Design Guidelines and Reach Recommendations in accordance with the Seismic Safety Study) would require a geologic reconnaissance and/or a geologic investigation.

Prior to obtaining building permits for future actions implemented in accordance with Reach Recommendations and Design Guidelines, a site-specific geotechnical investigation shall be completed in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports and the Seismic Safety Study. In accordance with the Seismic Safety Study, a report of the geotechnical condition is required to be prepared prior to obtaining a Building Permit for sites where geologic hazards are suspected. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego's "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-177773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of project and anticipated method of construction, which shall be described in the report. Regardless of the requirements of Table 145.1802 (See Figure 5.8-6

of PEIR), the Building Official shall require a geologic reconnaissance report or a geologic investigation report for a site if the Building Official has reason to believe that a geologic hazard may exist at the site.

Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions. Measures would need to be identified to address potential seismic activity and liquefaction. Potential measures that could be incorporated into future project designs to address these hazards include, but are not limited to:

- Liquefaction – Liquefiable soils to be removed and site surcharged with stable soils.
- Seismic Activities – Structures to be designed in accordance with the California Building Code.

Existing City of San Diego General Plan Policies

Each local government is required by California Government Code Section 65302(g)(1) to prepare and adopt a Safety Element as a component of its general plan. Policies PF.Q.1 and PF.Q.2 (included in Regulatory Setting above) under the Public Facilities, Services, and Safety Element section of the General Plan include measures to protect public health and safety through the application of effective seismic, geologic, and structural considerations. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with seismic hazards through implementation of all policies under the Public Facilities, Services, and Safety Element section of the General Plan. General measures that may be implemented to preclude or reduce geologic hazard impacts include:

- Adherence to state laws pertaining to structural design requirements to reduce seismic and geologic hazards.
- Preparation of soil and geologic conditions surveys to determine site-specific impacts and mitigation whenever seismic or geologic problems are suspected.
- Consultation with qualified geologists and seismologists to review geologic and seismic studies submitted to the City.
- Current and future planning and other specific land use planning studies required to continue to include consideration of seismic and other geologic hazards.

Municipal Code

The Municipal Code provides regulations in Section 143.0101 (Development Regulations for Steep Hillsides and Development Regulations for Sensitive Coastal Bluffs), Section 144.0220(Soils and Geologic Reports Required), Section 145.1801(Local Modifications and Additions to Chapter 18 “Soils and Foundations” of the 2007 California Building Code, Local Additions to Section 1802 “Foundation and Soils Investigations” of the California Building Code, and Local Additions to Section 1805 “Footings and Foundations” of the 2007 California Building Code), and Section 145.3701 (Preparation and Content of a Structural Survey and Engineering Report). Individual projects both ministerial and subject to discretionary review implemented pursuant to the Master Plan would be required to demonstrate their avoidance of significant impacts associated with seismic and geologic hazards through implementation of all regulations

concerning geologic hazard prevention under Municipal Code Section14. This regulation includes the following:

- Requirement of a preliminary soils report for all subdivisions and, dependent upon the city engineer's determination,
- Preparation of a geological reconnaissance report and a final engineering geology report shall be required.
- Compliance with the Steep Hillside Guidelines in the Land Development Manual for development that proposes encroachment into a steep hillside with various local conditions taken into account.
- Evaluation of a Structural Survey and Engineering Report, when required, to estimate a structure's ability to resist forces imposed by an earthquake and prevent structural failure.

Mission Valley Community Plan

Policies under the Hillside subsection of the Open Space Element and Urban Design Element of the Mission Valley Community Plan currently include measures to insure public safety from geologic hazards. Individual projects implemented pursuant to the Master Plan will be required to demonstrate their avoidance of significant impacts associated with geologic hazards through implementation of all policies under the Open Space and Urban Design Element sections of the Mission Valley Community Plan. These policies include the following:

- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.
- Review historic sites, archeological resources, and geological and paleontological resources; geologic hazards shall be included as part of project review.

Navajo Community Plan

The Navajo Community Plan includes measures under the Physiography, Open Space Retention and Utilization, and Implementation chapters intended to reduce geological hazard impacts. Individual projects implemented pursuant to the Master Plan will be required to demonstrate the avoidance of significant impacts associated with geologic hazards through implementation of all measures under the Community Plan. These measures include the following:

- Application of a Geologic Hazard Overlay to identify areas that, where such soil conditions exist, the developer is to provide an as-built report prior to issuance of building permits by the City, and is required to provide homeowner warranties against landslides for a period of 10 years following the first sale of any developed property.
- Minimization of development in areas subject to geological hazards such as earth slippage and landslides.
- Implementation of the geological hazard area controls including enforcement of policy in working with Planning Department owners and developers and monitoring implementation.

Each of the community plan amendments involves a new San Diego River Park Subdistrict chapter, which includes an additional measure under the Development Regulations section regarding development on slopes within the RCA. This section includes the following:

- The floodway area shall be graded per Chapter 14, Article 3, Division 1 of the LDC (Development Regulations for Special Flood Hazard Areas).
- The 35' Path Corridor shall be graded to avoid long, continuous engineered slopes with hard edges.

Impact

GEO-2: It is possible that future projects developed within the RCA/RIA in accordance with Reach Recommendations and Municipal Code Amendments could result in an increase in impervious surfaces and the removal of vegetative cover, generally increasing the potential for erosion into offsite areas within the River Valley. Construction of these facilities and the associated potential for increasing erosion in the River Valley would be a potentially significant impact.

Mitigation Framework

GEO-2: To reduce potential impacts, all subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA/RIA in association with Reach Recommendations and Municipal Code Amendments, shall adhere to the City's design regulations, grading, and construction practices as well as to the CBC to avoid or reduce geologic hazards to the satisfaction of the City Engineer.

Prior to obtaining grading permits for future actions implemented in accordance with Reach Recommendations, Design Guidelines, and Municipal Code Amendments a site-specific geotechnical investigation shall be completed as necessary in accordance with the City of San Diego Guidelines for Preparing Geotechnical Reports. Engineering design specifications based on project-level grading and site plans shall be incorporated into the project design to minimize hazards associated with site-level geologic and seismic conditions satisfactory to the City Engineer. Measures designed to reduce erosion at the project level shall include the following:

- Control erosion by minimizing the area of slope disturbance and coordinate the timing of grading, resurfacing, and landscaping where disturbance does occur.
- On sites for industrial activities require reclamation plans that control erosion, where feasible, in accordance with the LDC.
- Control erosion caused by storm runoff and other water sources.
- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.
- Replant with native, drought-resistant plants to restore natural appearance and prevent erosion.
- Practice erosion control techniques when grading or preparing building sites.
- Utilize ground cover vegetation when landscaping a development in a drainage area to help control runoff.
- Incorporate sedimentation ponds as part of any flood control or runoff control facility.

- During construction, take measures to control runoff from construction sites. Filter fabric fences, heavy plastic earth covers, gravel berms, or lines of straw bales are a few of the techniques to consider.
- Phase grading so that prompt revegetation or construction can control erosion. Only disturb those areas that will later be resurfaced, landscaped, or built on. Resurface parking lots and roadways as soon as possible, without waiting until completion of construction.
- Promptly revegetate graded slopes with groundcover or a combination of groundcover, shrubs, and trees. Hydro-seeding may substitute for container plantings. Groundcovers shall have moderate to high erosion control qualities.
- Where necessary, design drainage facilities to ensure adequate protection for the community while minimizing erosion and other adverse effects of storm runoff to the natural topography and open space areas.
- Ensure that the timing and method of slope preparation protects natural areas from disturbance due to erosion or trampling. The final surface shall be compacted and spillovers into natural areas shall be avoided.
- Plant and maintain natural groundcover on all created slopes.

12.8 Paleontological Resources

Impact

PALEO-1: Impacts could occur with any planned project implemented within the RCA/RIA in accordance with the Reach Recommendations and Design Guidelines that disturbs underlying formations that could possibly contain paleontological resources. Construction and associated grading for these facilities could occur within formations known to contain paleontological resources. Impacts on paleontological resources associated with grading would be significant.

Mitigation Framework

PALEO-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City shall determine, based on review of the project application, that future projects are sited and designed to minimize impacts on paleontological resources in accordance with the City Paleontological Resources 2011 Significance Thresholds and 2002 Paleontological Resources Guidelines. Monitoring for paleontological resources required during construction activities would be implemented at the project level and would provide mitigation for the loss of important fossil remains with future discretionary projects that are subject to environmental review.

Future design of projects as noted below in accordance with the City's Paleontological Resources 2011 Significance Thresholds and City 2002 Paleontology Guidelines shall be based on the recommendations of a project-level analysis of potential impacts on paleontological resources completed in accordance with the steps presented below.

I. Prior to Project Approval

A. The environmental analyst shall complete a project level analysis of potential impacts on paleontological resources. The analysis shall include a review of the applicable USGS Quad maps to identify the underlying geologic formations, and shall determine if construction of a project would:

- Require over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resource potential geologic deposit/formation/rock unit.
- Require over 2,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a moderate resource potential geologic deposit/formation/rock unit.
- Require construction within a known fossil location or fossil recovery site.

Resource potential within a formation is based on the Paleontological Monitoring Determination Matrix.

B. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required.

- Monitoring is always required when grading on a fossil recovery site or a known fossil location.
- Monitoring may also be needed at shallower depths if fossil resources are present or likely to be present after review of source materials or consultation with an expert in fossil resources (e.g., the San Diego Natural History Museum).
- Monitoring may be required for shallow grading (<10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.
- Monitoring is not required when grading documented artificial fill.

When it has been determined that a future project has the potential to impact a geologic formation with a high or moderate fossil sensitivity rating a Paleontological MMRP shall be implemented during construction grading activities.

12.9 Traffic and Circulation

Impact

TR-1: Implementation of the Master Plan could potentially result in significant impacts related to conflicts between pedestrians/bicyclists and vehicles associated with the River Pathway.

Mitigation Framework

TR-1: All subsequent projects developed in accordance with the Master Plan, including future projects implemented within the RCA/RIA in association with Reach Recommendations, shall mitigate impacts at the project level. Measures that shall be included at the project level to minimize potential impacts from pedestrian/bicyclist/vehicle conflicts include the following:

- Removable bollards placed at strategic access points along the River Pathway to prevent vehicular access and yet allow access for emergency and maintenance vehicles.
- Directional signs, such as trail markers, provided along the River Pathway to direct users.
- Lighting provided at appropriate areas to provide for surveillance of River Pathway access points and picnic areas.
- Crosswalks of a different paving material and color than the street.
- Bulb-outs incorporated at intersections to narrow crossing width and to provide traffic calming.
- Crosswalks shall have signals that count down time to cross.
- Crosswalks raised to match the level of the connecting public sidewalk and to provide traffic calming.
- For streets with on-street parking bays, provide non-contiguous public sidewalks with some public sidewalk areas that connect to the street parking to function as an access point to the River Pathway.
- For streets without on-street parking, provide non-contiguous sidewalks in the parkway.

The following pedestrian circulation improvements as described in SANDAG's Planning and Design for Pedestrians shall also be considered to improve pedestrian circulation and overall access.

- Where the path crosses the auto lane, the path shall be clearly delineated by a contrasting color, pavement pattern, and/or be raised slightly to form a speed table.

12.10 Greenhouse Gases/Climate Change

Impact

GHG-1: The City considers a significant cumulative impact on climate change to occur when total project-generated emissions exceed 900 metric tons per year. It is not anticipated that future projects implemented in accordance with the Master Plan would result in substantial adverse impacts related to GHG emissions. A detailed analysis of all project-level GHG emissions and associated impacts cannot be conducted at this time based on the policy-level information on future recommendations and the Design Guidelines included in the Master Plan. Therefore, the potential exists that future projects would result in significant impacts because emissions from future projects could exceed the City's interim GHG screening criteria.

Mitigation Framework

GHG-1: Individual projects implemented pursuant to the Master Plan shall be required to demonstrate their avoidance of significant impacts related to long-term operational emissions. The Master Plan includes several policies that would help reduce GHG emissions. There are several transportation-related measures that would encourage alternative modes of transportation. The Master Plan Study Area itself would also serve as a natural open space that would increase natural vegetation, which sequesters atmospheric carbon dioxide (CO_2). These

activities would help offset some project-generated GHG emissions and shall be considered in subsequent, project-level analyses. Future projects shall be required to incorporate one or more of the following GHG project-reducing features or mitigation measures in order to show a 28.3% reduction in GHG emissions to meet AB 32 (2020) target levels:

- Incorporate services for employees into development (restaurant, cleaners, barbers, exercise areas, bike lockers, shower facilities, etc.).
- Develop safe bicycle and pedestrian connections between activity centers by properly designing these facilities with the street system and into other linkage systems.
- Encourage pedestrian access throughout the project by incorporating a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground-level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features shall enhance the walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality.
- Develop a fully integrated system of pedestrian, bicycle, public transit, and automobile facilities. The system shall link all sections of the community including residential and commercial employment areas by a safe mode best suited to the trip being made.

Community Plan Policies

As discussed above, neither the Tierrasanta Community Plan nor the East Elliot Community Plan have policies that would reduce GHG emissions from vehicle trips. The Navajo Community Plan and Mission Valley Community Plan both have measures/policies geared toward reducing vehicle trips and improving air quality. These measures are summarized above.

12.11 Public Utilities

Impact

UTIL-1: The potential exists that construction and grading for amenities such as pedestrian trails and overlooks, as well as any improvements made to the River banks in accordance with the Master Plan could be proposed in areas with underlying utilities or within an existing or planned City utility access path or road. Potential relocation of existing utilities or an existing or planned access road is considered to be a significant impact.

Mitigation Framework

UTIL-1: Prior to approval of Reach Recommendations or development projects implementing the Design Guidelines within the RCA, the City Director of the Public Utilities Department shall determine, based on review of the project application, that future projects are sited and designed to avoid conflicts with existing public utilities in accordance with the Master Plan and City of San Diego Public Utilities Department guidance identified below. Future design of projects shall be based on the recommendations of an anticipated detailed grade and alignment study that addresses potential conflicts with existing utilities and access road realignments

implemented in compliance with Council Policies 400-13 and 400-14. The realignments of utilities or access roads implemented in compliance with Council Policies 400-13 and 400-14 could result in secondary impacts on biological or archaeological resources. Measures that could be incorporated into future projects to minimize potential conflicts with utilities shall include but are not limited to the following:

- The applicant shall coordinate the location of the River Pathway and other improvements within the RCA with the Park Planning section of the Development Services Department or the Director of the Public Utilities Department and in compliance with the Sewer Design Guidelines and other utility agencies that require access to the facilities. If feasible, access to the sewer and water facilities shall also be coordinated to provide combined access to stormwater pollution facilities in order to minimize the impact on open space and canyons by having common access. The access shall be proposed in a strategic location to facilitate Council Policies 400-13 and 400-14 and in accordance with the Canyon Sewer Program PEIR and Master SDP. If the alignment of the River Pathway shall be coordinated with planned or existing utility access roads then the following shall be considered:
    - ~~Areas within 10 feet of sewer mains shall be kept clear of trees.~~ No trees shall be planted within 10 feet of sewer mains or within water line easements.
    - When feasible, locate future access in accordance with the Sewer Design Guide requirement for access roads.
    - Design the River Pathway to also serve as a sewer or water access road centered over the ultimate sewer or water location if determined feasible at the project level.
    - Where feasible incorporate the sewer depth, slope, and location requirements of the Sewer Design Guide into the location of the River Pathway and any extension or alteration of utilities within the River Pathway alignment.
    - Grading for the River Pathway shall include, where feasible, a 20-foot bench for utilities.
    - Any grade or alignment study shall include cross sections showing the River Pathway and existing and proposed utilities and access roads.

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Chapter 13
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Chapter 14
Individuals and Agencies Consulted

Megan Fisher. Integrated Waste Management Specialist. Department of Resources Recycling and Recovery (CalRecycle), Waste Permitting, Compliance and Mitigation Division, Permitting and Assistance Branch. February 21, 2012—email to Erin Pace, ICF International.

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Chapter 15
Certification

This document has been completed by the City of San Diego's Environmental Analysis Section under the direction of the Development Services Department, Assistant Deputy Director for the Entitlements Division, and is based on independent analysis and determinations made pursuant to the California Environmental Quality Act (Public Resources Code Section 21082.1) and the San Diego Municipal Code Section 128.0103 (a) and (b). The following professional staff contributed to the fieldwork and/or preparation of this PEIR:

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