

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Jamacha Building Site Plan
PDS2018-STP-18-009
APN 579-300-32, 33

September 3, 2019

I. Introduction

The project includes the construction of an approximately 12,000 square foot office building and associated parking and landscaping. The project site is located at 9619 Jamacha Boulevard in the Spring Valley Community Plan Area.

The 1.10 acre project site is located within the Metro-Lakeside-Jamul segment of the Multiple Species Conservation Program (MSCP) County of San Diego Subarea Plan and supports 0.98 acre of non-native grassland and 0.12 acre of disturbed habitat. Habitat impacts and mitigation are detailed in Table 1. No sensitive plant or animal species were observed onsite.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Non-Native Grassland	III	0.98	0.98	0.5:1	0.49
Disturbed Lands	IV	0.12	0.12	--	--
Total:	--	1.10	1.10	--	0.49

The findings contained within this document are based on County records, staff field site visits and the Biological Resource Letter Report prepared by Klutz Biological Consulting, dated December 11, 2018. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not within a Pre-Approved Mitigation Area (PAMA). Therefore, it does not meet this criterion.

ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

No sensitive plant or animal species were observed onsite. The project site is not adjacent or contiguous with PAMA or MSCP County Subarea Plan preserve lands, nor is it considered a core wildlife area. Therefore, the portion of the project site within the MSCP County Subarea Plan does not meet this criterion.

iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:

- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
- b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The project site is completely surrounded by existing residential development and a school and therefore does not meet this criterion.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The Habitat Evaluation Map identifies the project site as developed. The site does not link significant blocks of habitat. Therefore, it does not meet this criterion.

- v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The project site is completely surrounded by existing residential development and a school and therefore does not meet this criterion.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**

- a. Gabbroic rock;**
- b. Metavolcanic rock;**
- c. Clay;**
- d. Coastal sandstone**

The site contains huerhuero-urban land complex soils which are not known to contain a high number of sensitive species, nor is the site contiguous to surrounding undisturbed habitats. Therefore, it does not meet this criterion.

- B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.**

The mitigation will occur in a mitigation bank within the MSCP and will qualify as a BRCA.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The project would not impact Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species, County List A or B Sensitive Plants, or a Biological Resource Core Area; thus, the Project Design Criteria do not apply.

B. Preserve Design Criteria (Attachment G)

The project site is not designated as PAMA or Preserve areas; thus, the Preserve Design Criteria from Attachment G do not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

The project site is completely surrounded by existing residential development and a school and does not occur within any known corridors or linkages.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

No jurisdictional waters or wetland occur within the project site. Therefore, the project will not result in wetland impacts and will not conflict with the no-net-loss-of-wetlands standard.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

The site does not support any unique habitats or habitat features. The project impacts 0.98 acre of non-native grassland. The purchase of off-site mitigation will contribute toward maximizing diversity by preserving habitat in areas known to have unique habitats and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The project site does not contain coastal sage scrub habitat and the site is not within an area ranked as high or very high biological values by the MSCP Habitat Evaluation Model.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

Due to small size of the parcel and existing residential development and a school surrounding the site, it is not possible or desirable to create a significant block of habitat through on-site preservation. Impacts to on-site habitat will be mitigated through off-site purchase. Off-site mitigation, as proposed for the project, will

contribute toward creating large blocks of high-quality habitat where edge effects are minimal, and land is protected in perpetuity.

5. The project provides for the development of the least sensitive habitat areas.

The project impacts the entire site, including 0.98 acre of non-native grassland which is considered sensitive within the MSCP. The habitat is fragmented and has minimal value for long-term conservation of sensitive plants or wildlife. Therefore, the development of this site is not considered an impact to sensitive habitat.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

The site is not located adjacent to any known golden eagle nest sites or within known eagle foraging areas. No wide-ranging species are expected to occur on site, due to adjacent development and surrounding land uses. Off-site purchase and preservation of high-quality habitat to mitigate for impacts to non-native grassland will occur in an approved mitigation bank or BRCA, which will contribute to the development of large interconnecting blocks of habitat that support wide-ranging species.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The surrounding residential development and adjacent school does not aid in conservation or wildlife dispersal. Developing the site will not hinder possible preserve systems.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

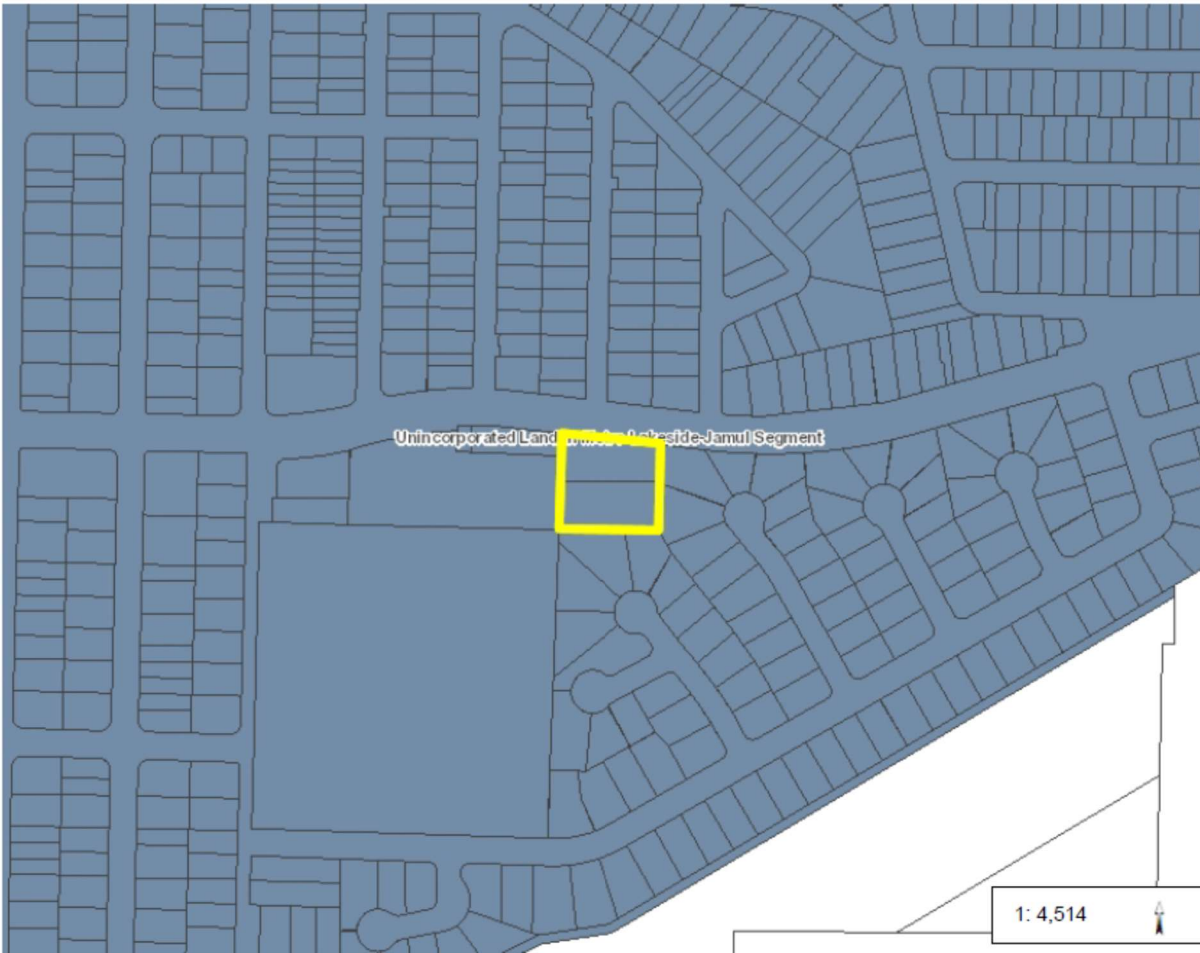
The site does not propose on-site preservation of habitat. Proposed off-site mitigation will facilitate preservation of large blocks of high-quality habitat where edge effects are minimal and land is protected in perpetuity.

11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

The project site is not within a Biological Resource Core Area. Within the County Subarea Plan the site supports 0.98 acre of non-native grassland which will be impacted by the project. Non-native grassland is a Tier III habitat and is considered sensitive within the MSCP. Due to the surrounding residential development and adjacent school, development of the site has been determined to be appropriate with mitigation. There were no threatened, endangered or narrow endemic species detected on-site. No significant populations of sensitive species are expected to reside on the property due to its disturbed condition and the surrounding land uses. The project site as a whole is not considered sensitive, nor are there any particularly sensitive resources present. Avoidance is therefore not necessary and project-related impacts are not considered significant once mitigation pursuant to BMO requirements is incorporated.

Ashley Smith, Planning & Development Services
September 3, 2019

MSCP Designation for the Jamacha Building Site Plan,
PDS2018-STP-18-009



Legend

- Parcels
- Multiple Species Conservation County)
 - State and Federal Pre-Approved M
 - Hardline Preserve
 - Take Authorized Area
 - Conserved Subject to Agreement w
 - Otay Ranch Areas Where no Take
 - Major Amendment Area
 - Minor Amendment Area
 - Minor Amendment Area Subject to
 - Santa Fe Valley Sensitive Biologica Areas
 - Golf Course Related Development, Open Space II Areas
 - Unincorporated Land in Metro-Lake

1: 4,514

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes