



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: September 16, 2024

TO: Planning Commissioners

FROM: Robin MacCartee, Development Project Manager II, Development Services Department

SUBJECT: Item No. 5 – 14110 Stonebridge Parkway Project No. PRJ-1075505 – Issuance of an Errata to the Addendum to Environmental Impact Report as adopted by City of Poway, as Lead Agency, and edits to draft hearing documents

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This memo provides supplemental information (Errata to Addendum) and revises the Development Permit conditions and mitigation measures and Planning Commission Staff Report Attachments 13, 14, and 18 issued August 22, 2024.

The City of Poway, as Lead Agency under the California Environmental Quality Act (CEQA) for the Nighthawk Energy Storage Project issued an Errata to the Addendum to South Poway Planned Environmental Impact Report State Clearinghouse (SCH) No. 84053008 and Rancho Encantada Precise Plan Environmental Impact Report LDR No. 99-1094/SCH No 2000011053 (Attachment 1) which was adopted by City of Poway's City Council on August 20, 2024 (City of Poway Resolution No. 24-060). The Errata to the Addendum was prepared for the City of Poway to reflect a reduction in biological impacts within the City of San Diego jurisdiction as determined by the Wildlife Agencies. The adopted Errata which shows the redline revisions to the Addendum is being provided as Attachment 1. The City of San Diego, as a Responsible Agency pursuant to CEQA Guidelines section 15096, has reviewed and considered the adopted Addendum and associated Errata and determined the environmental document to be adequate for the City of San Diego's actions related to 14110 Stonebridge Parkway Project (PRJ-1075505).

Subsequent to City of Poway's adoption, U.S. Fish & Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) requested additional revisions to the Biological Resources Report (Dudek, August 2024) as part of their concurrence process. Since the Addendum was already adopted by the lead agency, no changes were made to that document; however, the City of San Diego's Environmental Resolution, Mitigation Monitoring and Reporting Program (MMRP) and Development Permit have been revised to address their concerns.

The revisions to the permit include edits to the work description and revisions to conditions #13 to include the Resolution Number. In addition, Conditions #20 and #21 were revised to require a biological monitor qualified in the use of an industry standard noise monitor for monitoring should a nesting bird be detected and a correction to a subtitle to clarify conditions #22 and #23 pertain to the temporary partial release of the conservation easement, not a dedication/easement. Conditions #22 and #23 were also edited to include the approval of the Restoration Plan prior to granting the temporary release. Finally, Condition #24 was added to ensure that any extension of time would need to be approved by the Wildlife Agencies.

The revisions to the Environmental Resolution and MMRP incorporate the acreage reduction as identified in the City of Poway's Errata and requires 0.48-acre of additional coastal sage scrub mitigation within the proposed restoration and enhancement areas for a total of 0.66 acres of mitigation credit to be verified in the Final Restoration Plan reviewed by the City, USFWS, and CDFW prior to issuance of their grading permit. Revisions are identified by ~~STRIKEOUT~~ for language removed from the documents and UNDERLINE for added language, as referenced below.

b. Temporary partial release of the conveyed easement as defined in Conservation Easement (CE) File No. 2003-0547336, Item (G)(7), and again in File No.2004-0180743, Item (G)(7), and approved by the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service (Wildlife Agencies) as defined in CE File No. 2003-0547336, Item (11), and again in File No.2004-0180743, Item (11);

e. Dig a 3-foot-wide open-cut trench within a maximum 20-foot-wide work area required for safety beginning at Beeler Canyon Road and extending approximately 0.4 miles southeast through the privately owned road, Green Valley Court, to Stonebridge Parkway;

f. Jack and bore under the public right-of-way at Stonebridge Parkway including the addition of a temporary irrigation line to meet requirements within the Restoration Plan;

h. Dig a 3-foot-wide open-cut trench within a maximum 20-foot-wide work area required for safety beginning southeast of Stonebridge Parkway and extending approximately 0.2 miles southeast to the connection point at the San Diego Gas and Electric Sycamore Substation;

i. Return the project site back per the Mitigation Monitoring and Reporting Program (MMRP); and Restore the project site in accordance with the Final Restoration plan approved by the City, U.S. Fish and Wildlife (USFWS) and California Department of Fish and Wildlife (CDFW) (Wildlife Agencies). Without this approved plan, USFWS concurrence on the temporary partial release of the conservation easement (refer to permit conditions 22 and 23) would be considered null and void;

k. Following the 2-year temporary partial release of the conservation easement (refer to permit items 22 and 23), the project will require no continued disturbance to the conservative easement for access or maintenance of project components

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. ~~The mitigation measures specified in the MMRP and outlined in Addendum to South Poway Planned Community Development Plan Poway Environmental Impact Report SCH No. 84053008/Rancho Encantada Environmental Impact Report No. 99-1094/SCH No. 2000011053 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS for as outlined in Exhibit B of the Environmental Resolution No. [R-\_\_\_\_\_ ] adopted September 19, 2024 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS for:~~

20. COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction 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, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE WITH AN INDUSTRY STANDARD NOISE MONITORING DEVICE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER....

II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AS MEASURED BY A QUALIFIED ACOUSTICIAN WITH AN INDUSTRY STANDARD NOISE MONITORING DEVICE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) USING AN INDUSTRY STANDARD NOISE MONITORING DEVICE AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR...

## 21. NESTING BIRD SURVEYS

Prior to the issuance of any construction permits, ... If California gnatcatcher, Cooper's Hawk, Rufous-crowned sparrow are detected, a letter report including the identification of a biological monitor qualified in the use of field noise monitors and in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. ...

**TEMPORARY PARTIAL RELEASE OF CONSERVATION EASEMENT-DEDICATION/EASEMENT**

22. Upon Wildlife Agency approval of a Restoration/Enhancement Plan, provide Permittee a one-time release for a period of two years, starting at the time of Grading Permit issuance, from the City of San Diego conveyed easement as defined in the following Open Space (OS) easements:

23. Upon Wildlife Agency approval of a Restoration/Enhancement Plan, provide Permittee a one-time release for a period of two years, beginning at the time of Grading Permit issuance, from the City of San Diego conveyed easement as defined in Conservation Easement (CE) File No. 2003-0547336, Item (G)(7), and again in File No. 2004-0180743, Item (G)(7);

24. Any future extension of time to this permit with regard to the temporary partial release of the conveyed easement as defined in Conservation Easement (CE) File No. 2003-0547336, Item (G)(7), and again in File No. 2004-0180743, Item (G)(7), shall require Wildlife Agency review and approval.

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**ENVIRONMENTAL RESOLUTION, EXHIBIT B MITIGATION MONITORING AND REPORTING PROGRAM, MITIGATION MEASURE C.2:**
**2. Biological Resources (Habitat Mitigation - Upland)**

Prior to the issuance of any construction permits, including but not limited to the first grading permit, demolition permit, and building permit, whichever is applicable, the Owner/Permittee shall provide a Final Restoration Plan that is reviewed and accepted by City's Development Services Department (Environmental Analysis Section), ~~and~~ City Planning Department (MSCP), California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service (Wildlife Agencies) verifying sensitive upland habitat impacted during construction shall be mitigated in accordance with the City's Biology Guidelines. Accordingly, the Owner/Permittee shall mitigate for temporary project impacts to ~~0.33-acre of Tier II Diegan coastal sage scrub-Baccharis dominated, 0.02-acre of Tier II Diegan coastal sage scrub, and 0.04 of Tier IIIA southern mixed chapparal habitats located outside the City of San Diego's (City) MSCP Subarea Plan Multi-Habitat Planning Area (MHPA); and 0.57~~ 0.09-acre of Tier II Diegan coastal sage scrub located within the City's MSCP MHPA with Tier II habitat or better.

As a condition of the Wildlife Agencies' concurrence for the temporary partial release of the conservation easement, the following onsite mitigation areas for temporary impacts to coastal sage scrub within the conservation easement shall be provided as follows:

- Restoration Area A (the impact area) is a 0.3-acre area. There is currently 30 percent coastal sage scrub cover. Restoration Area A shall provide an additional 40 percent cover, which gives a 0.12-acre mitigation credit for this area (0.4 x 0.3= **0.12 acre of mitigation credit**).
- Restoration Area B is a 0.2-acre area. There is currently zero (0) percent coastal sage scrub cover (this is a non-native grassland area). Restoration Area B shall provide 100 percent mitigation credit for **0.2-acre of mitigation credit**.
- The Enhancement Area is a 0.84-acre area. There is currently 30 percent coastal sage scrub cover. The Enhancement Area shall provide an additional 40 percent cover, which gives a 0.34-acre mitigation credit for this area (0.4 x 0.84= **0.34 acre of mitigation credit**).

Although the project requires a minimum of 0.18-acre of mitigation inside the MSCP MHPA (Table 2), an additional 0.48-acre shall be provided for a total upland restoration and enhancement of 0.66-acre of coastal sage scrub habitat, as outlined above. The work areas around the underground vault structures and the trenches associated with the placement of the underground gen-tie line shall be revegetated immediately following project construction.

This shall be achieved as detailed in the Final Restoration Plan.-Biological Technical Report Nighthawk Energy Storage Project (Dudek, June 2024), Restoration Plan Nighthawk Energy Storage Project Dudek, June 2024) and outlined below:

<b>Table 2: Required Upland Restoration Mitigation</b>				
<b>Habitat</b>	<b>Upland Tier</b>	<b>Impact (acres)</b>	<b>Mitigation Ratio (mitigation:impact)</b>	<b>Mitigation Required (acres)<sup>1</sup></b>
Diegan Coastal Sage Scrub-Baccharis Dominated ( <b>outside</b> MHPA)	II	0.33	1.5:1 (out:out MHPA)	0.50
			1:1 (in:out MHPA)	0.33
Diegan Coastal Sage Scrub ( <b>outside</b> MHPA)	II	0.02	1.5:1 (out:out MHPA)	0.03
			1:1 (in/out MHPA)	0.02
Diegan Coastal Sage Scrub ( <b>inside</b> MHPA)	II	0.57	4:1 (out:in MHPA)	2.28
			2:1 (in:in MHPA)	1.14
Southern Mixed Chaparral ( <b>outside</b> MHPA)	IIIA	0.04	1.5:1 (out:out MHPA)	0.06
			1:1 (in:out MHPA)	0.04

<b>Table 2: Required Upland Restoration Mitigation</b>				
<b>Habitat</b>	<b>Upland Tier</b>	<b>Impact (acres)</b>	<b>Mitigation Ratio (mitigation:impact)</b>	<b>Mitigation Required (acres)<sup>1</sup></b>
<u>Diegan Coastal Sage Scrub (inside MHPA)</u>	II	<u>0.09</u>	<u>4:1 (out:in MHPA)</u>	<u>0.36</u>
			<u>2:1 (in:in MHPA)</u>	<u>0.18</u>

<sup>1</sup> Restoration shall be mitigated with habitat from the same upland Tier or better. An additional 0.48-acre shall be provided within the conservation easement and City's MSCP MHPA, for a total of 0.66-acre of upland habitat (coastal sage scrub) restoration/enhancement.

**SITE DEVELOPMENT PERMIT NO. 3196112, CONDITIONAL USE PERMIT NO. 3306477, and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3292221:**

[page 8] COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

20. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction 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, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

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[page 10] NESTING BIRD SURVEYS

24. Prior to the issuance of any construction permits, ... If California gnatcatcher, Cooper's Hawk, Rufous-crowned sparrow are detected, a letter report including the identification of a biological monitor qualified in the use of field noise monitors and in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. ...

**TEMPORARY PARTIAL RELEASE OF CONSERVATION EASEMENT-DEDICATION/EASEMENT**

25. Upon Wildlife Agency approval of a Restoration/Enhancement Plan, provide Permittee a one-time release for a period of two years, starting at the time of Grading Permit issuance, from the City of San Diego conveyed easement as defined in the following Open Space (OS) easements:

26. Upon Wildlife Agency approval of a Restoration/Enhancement Plan, provide Permittee a one-time release for a period of two years, beginning at the time of Grading Permit issuance, from the City of San Diego conveyed easement as defined in Conservation Easement (CE) File No. 2003-0547336, Item (G)(7), and again in File No. 2004-0180743, Item (G)(7);

Robin MacCartee  
Development Project Manager II

Attachment: 1. Errata to Addendum to South Poway Planned EIR No. 84053008 and Rancho Encantada Precise Plan Environmental Impact Report LDR No. 99-1094/SCH No 2000011053

cc: Anne Jarque, Senior Planner, Development Services Department  
Project File

**E R R A T A**

**Addendum to  
South Poway Planned Community Development Plan Poway  
Environmental Impact Report SCH No. 84053008  
and  
City of San Diego Rancho Encantada Precise Plan Environmental Impact Report  
LDR No. 99-1094/SCH No. 2000011053**

**LEAD AGENCY**

City of Poway  
Nighthawk Energy Storage Project

**RESPONSIBLE AGENCY**

City of San Diego  
14110 Stonebridge Parkway Project  
Project No. PRJ-1075505

**August 20, 2024**



## Construction Water Use

During construction of the project, water would be required for common construction-related purposes, including but not limited to dust suppression, soil compaction, and grading. Dust-control water may be used during ingress and egress of on-site construction vehicle equipment traffic and during the construction of the energy storage equipment. A sanitary water supply would not be required during construction because restroom facilities would be provided by portable units to be serviced by licensed providers. During the 12-month construction period, the water used is anticipated to be supplied by purchasing water from a local water purveyor.

## Solid and Nonhazardous Waste

The project site would produce a small amount of solid waste from construction activities. This may include paper, wood, glass, plastics from packing material, waste lumber, insulation, scrap metal and concrete, empty nonhazardous product containers, and vegetation waste. These wastes would be segregated, where practical, for recycling. Non-recyclable wastes would be placed in covered dumpsters and removed on a regular basis by a certified waste-handling contractor for disposal at a Class III (nonhazardous waste) landfill.

## Hazardous Materials

The hazardous materials used for construction would be typical of most construction projects of this type. Materials would include small quantities of gasoline, diesel fuel, oils, lubricants, solvents, detergents, degreasers, paints, ethylene glycol, dust palliatives, herbicides, and welding materials/supplies. A Hazardous Materials Business Plan (HMBP) in accordance with federal and State law (Federal Regulations Title 40, Section 355.61; California Health and Safety Code Division 20, Chapter 6.95 and California Code of Regulations, Title 19, Division 2, Chapter 4) would be provided to the City. The HMBP would include a complete list of all materials used on site and information regarding how the materials would be transported and in what form they would be used. This information would be recorded to maintain safety and prevent possible environmental contamination or worker exposure. During project construction, safety data sheets (SDS) for all applicable materials present at the site would be made readily available to on-site personnel.

## Hazardous Waste

Small quantities of hazardous wastes likely would be generated over the course of construction. These wastes may include waste paint, spent construction solvents, waste cleaners, waste oil, oily rags, waste batteries, and spent welding materials. Workers would be trained to properly identify and oversee all hazardous materials. Hazardous waste would be either recycled or disposed of at a permitted and licensed treatment and/or disposal facility. All hazardous waste shipped off site for recycling or disposal would be transported by a licensed and permitted hazardous waste hauler.

## Gen-Tie Line

Construction of the 138 kV gen-tie line would take approximately 3 months to complete and would occur primarily within the greater project site in the City of Poway, and in the City of San Diego, primarily in developed areas, and Miramar Marine Corps Base, within existing utility easements. Trenching will be required to construct the 138 kV underground gen-tie line, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment, and water trucks. The workspace will be limited to ~~within~~ the road right-of-way and private property.

Within the northern portion of the gen-tie line alignment, work will be located entirely within developed lands (paved roads and dirt roads). Within the central portion of the site immediately south of Stonebridge Parkway is a wetland and wash that will be avoided entirely with the “jack-and-bore” method of tunneling. This method will go at least 10 feet below the wetland and was. Within the southern section, the gen-tie line will be installed in a 3-foot-wide trench. The length of the 3-foot-wide trench is approximately 659 feet. A 20-foot-wide work area is needed for the excavator. Work in the southern portion will take approximately 3 to 6 weeks to complete.

Permanent structures (equipment vaults) will be constructed at six locations along the alignment, one on Paine St, one north of Beeler Canyon, one in the right-of-way on the south side of Beeler Canyon Road, one just north of Stonebridge Parkway on Green Valley Court, one on an existing access road at the edge of the Miramar Base, and one just outside of the Sycamore Canyon Substation. Temporary work areas will be designated around each of the vaults. Construction of the proposed project will implement open cut trenching and jack and bore installation in two locations. Upon completion of project construction, the temporary work areas around the vaults will be restored via accordance with a Restoration Plan approved by the wildlife agencies San Diego Landscape guidelines (City of San Diego 2023). Avoidance of City of San Diego wetlands, waters, non-native grassland, and scrub oak chaparral located south of Stonebridge Parkway, will be achieved via Jack and Bore. Jack and Bore is a trenchless method that involves the use of a boring machine to create a tunnel, through which a pipe is then installed.

A permit application would be submitted to the City of San Diego and Miramar Marine Corps Base as a responsible agency with jurisdiction over part of the project. Poway will require proof of obtaining City approval of applicable development permits as of the timeline required by the applicable legal requirements recognized by the City of Poway. A portion of the gen-tie located within Miramar Marine Corps Base is located within an existing utility easement area and may also require confirmation or approval of related access and easement rights. The project has obtained approval from the Miramar Marine Corps base as of August 1, 2023.

## 1.6 Operation and Maintenance Activities

Typical operations and maintenance activities that would occur on the project site during operation include, but are not limited to, liaison and remote monitoring administration and reporting; semi-annual and annual services; remote operations of batteries, inverters, substation, and site security and management; additional communication protocols; and repair and maintenance of the BESS, electrical gen-tie lines, and other project facilities. The electrical equipment; heating, ventilation, and air conditioning; fire protection systems; and security would be automated and monitored remotely. Periodic in-person inspections would be performed as needed, as part of a security contract. The site would be unoccupied but would be visited periodically (up to approximately four times per year) during the operating period for equipment inspections, monitoring and testing, and maintenance as needed. Maintenance of the gen-tie line would require pulling the line out from existing points of entry and would not require any new trenching.

The project design is consistent with the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) Ordinance (Poway Municipal Code Chapter 16.100) and BMPs, and Stormwater would be treated in accordance with City requirements. Outdoor equipment would be sealed or enclosed and would not affect stormwater quality.

### Solid and Nonhazardous Waste

The project would produce a small amount of waste associated with maintenance activities, which could include broken and rusted metal, defective or malfunctioning electrical materials, empty containers, and other miscellaneous solid waste, including the typical refuse generated by workers. Most of these materials would be

to occur due to the loss of Diegan coastal sage scrub and grassland habitats and direct impacts to raptors were found to occur if occupied nests were found in areas proposed for construction. Mitigation for these impacts was required. In addition, impacts were found to occur to an individual coastal California gnatcatcher outside of the MHPA on Sycamore Estates. Impacts to the coastal California gnatcatcher were considered potentially significant and mitigation was required.

To mitigate impacts to sensitive species, the Sycamore Estates MMRP included Mitigation Measures 2-1, 2-2, 2-3, 2-5, 2-6, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, and 2-16 including on-site preservation of vegetation communities, installation of construction and silt fences, raptor nest surveys, irrigation restrictions, lighting design plans, fencing plans, and landscaping plans. With implementation of these mitigation measures impacts were reduced to below significance.

### Impacts of the Gen-Tie Line Components Located in the City of San Diego

The following studies has been prepared for the project by Dudek in ~~June~~August 2024:

- Nighthawk Energy Storage Project, San Diego, California – Biological Resources Technical Report (San Diego Biological Resources Technical Report)

The San Diego Biological Resources Technical Report analyzed the gen-tie line component of the proposed project within the city of San Diego. The San Diego Biological Resources Technical Report is attached to this Addendum as Appendix D and is incorporated into the discussion below and was completed in compliance with the City of San Diego Land Development Code Biology Guidelines, the Final MSCP Subarea Plan and Environmentally Sensitive Lands regulations.

### Direct Impacts

#### Vegetation Communities and Land Cover Types

According to Appendix D, the implementation of the project would result in permanent direct impact to native vegetation communities on the project site. Construction of the proposed project would implement open cut trenching between Stonebridge Parkway and the SDG&E substation, with subsequent habitat restoration to return the area to preconstruction conditions. Implementation of the proposed project would result in direct permanent impacts totaling 0.94 acres to disturbed and developed areas, which will not be mitigated, and direct permanent impacts to sensitive vegetation totaling 0.0996 acres to vegetation communities considered sensitive under the City of San Diego (see Table 7, Impacts to Vegetation Communities and Land Cover Types, and Figure 4, Impacts to Biological Resources in Appendix D)., Vegetation communities considered sensitive under the City of San Diego are those listed as Tier I through Tier III (rare to common uplands, respectively) and wetlands.

~~including 0.57 acres of coastal sage scrub inside the MHPA, 0.02 acre of coastal sage scrub outside the MHPA, 0.33 acres of coastal sage scrub-Baccharis dominated vegetation outside the MHPA, and 0.04 acre of southern mixed chaparral outside the MHPA (see Table 7 and Figure 4, Impacts to Biological Resources in Appendix D). Vegetation communities considered sensitive under the City of San Diego are those listed as Tier I through Tier III (rare to common uplands, respectively) and wetlands (City of San Diego 2018a).~~

~~During decommissioning, the gen-tie line components that would be capped and left in place in perpetuity would be jacketed in a steel conductor and encased in concrete; therefore, there would be no decomposition of materials and no impacts to vegetation communities or land cover types would result. Additionally, the gen-tie components that would be removed from existing vaults would be pulled from existing points of entry and would require no new ground disturbance.~~

Per City of San Diego guidelines, total impacts to sensitive upland vegetation communities greater than 0.1 acres and total impacts to wetlands greater than 0.01 acres are considered biologically significant. There ~~are~~will be permanent impacts to sensitive vegetation communities, including 0.090.57 acres of coastal sage scrub inside the MHPA, which is less than the threshold of significance but will be considered significant to the City of San Diego and wildlife agencies due to the sensitivity of the vegetation. ~~0.02-acre of coastal sage scrub outside the MHPA, 0.33 acres of coastal sage scrub Baccharis dominated vegetation outside the MHPA, and 0.04 acre of southern mixed chaparral outside the MHPA.~~ In order to comply with the City of San Diego and meeting the threshold of significance per City of San Diego Guidelines. ~~M~~itigation would be required (see mitigation for direct and indirect impacts section below).

During decommissioning, the gen-tie line components that would be capped and left in place in perpetuity would be jacketed in a steel conductor and encased in concrete; therefore, there would be no decomposition of materials and no impacts to vegetation communities or land cover types would result. Additionally, the gen-tie components that would be removed from existing vaults would be pulled from existing points of entry and would require no new ground disturbance.

### Special-Status Plants

Focused rare plant surveys were conducted in 2022 to determine the presence/absence of special-status species determined to have potential to occur on site. After surveys were conducted four sensitive species were observed within the Biological Resources Study Area. Species potential, presence, and absence are discussed in detail in Appendix C of Appendix D. Of those, two species were found to be within the impact footprint: San Diego goldenstar (78 individuals) , and small-flower microseris (17 individuals).

Small-flower microseris is a CRPR 4.2 and is not a Covered Species under the MSCP. Plants with a CRPR 4 plant taxa are of limited distribution or infrequent throughout a broader area in California, so that their vulnerability or susceptibility to threat appears low at this time, from a statewide perspective. However, these taxa warrant regular monitoring for evidence of decline and subsequent transfer to a more sensitive rank. Impacts to CRPR 4 plants do not generally meet the meet CEQA standards and thresholds for impact considerations. Therefore, Appendix D found impacts to small-flower microseris would not be considered significant.

San Diego goldenstar is a CRPR 1B.1 and a Covered Species under the MSCP. In accordance with the MSCP, the project shall minimize impacts to San Diego goldenstar by flagging and avoiding the individuals where possible and translocating San Diego goldenstar according to the 5-year restoration plan where San Diego goldenstar is impacted. Appendix D found that direct impacts to this species would be considered significant and mitigation would be required (see mitigation measures for direct and indirect impacts section below).

## Indirect Impacts

The project would incorporate methods to control runoff, including site design, source control, and treatment control BMPs. The project would be required to meet National Pollutant Discharge Elimination System (NPDES) regulations and incorporate BMPs during construction and permanent BMPs as defined by the City of San Diego's Storm Water Standards Manual as part of the project development. Prior to proposed construction mobilization, the project contractor would prepare a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the state's General Construction Stormwater Permit – 99-08- DWQ and implement the plan during construction. In addition, the proposed project would provide buffers surrounding all City wetlands where directional drilling will occur. All areas of impacts (trenching and vault construction) would follow a restoration plan approved by the City of San Diego and the wildlife agencies. requirements set forth in the San Diego Landscape Regulations and restoration requirements set forth in the City of San Diego Biological Resources Guidelines. The project will comply with City of San Diego stormwater standards by implementing appropriate BMPs (e.g., straw wattles, silt fencing, oil pans) to avoid potential indirect impacts. Therefore, Appendix D found the proposed project would not have any long-term indirect impacts on sensitive uplands, jurisdictional resources or special-status plant or wildlife species.

## Vegetation Communities and Land Covers

Indirect impacts to vegetation communities, such as Diegan coastal sage scrub, primarily result from adverse edge effects. During vegetation removal and grading activities, short-term edge effects could include dust, soil erosion, and runoff from dust control that could disrupt plant vitality in non-impacted areas. However, all grading activities would be subject to the proposed project's BMPs and typical restrictions and requirements that address dust control, erosion, and runoff consistent with standard City SWPPP requirements of the City Storm Water Standards Manual (City of San Diego 2018b). This includes proper storm drain design and water quality BMPs to prevent erosion and pollution of water runoff. In addition, the project would be required to adhere to all standard construction protection measures described within the mitigation, which includes having a qualified biologist present to supervise flagging of sensitive resources prior to construction, and to provide environmental training and during construction to ensure no unauthorized impacts occur. Therefore, Appendix D found short-term indirect impacts to vegetation communities would not be anticipated as a result of the project. Overall, Appendix D found that long-term indirect impacts to sensitive vegetation communities will be less than significant. A restoration plan would be approved by the City of San Diego and the wildlife agencies and would be implemented to meet success standards.

## Jurisdictional Resources

Indirect impacts during construction typically consist of short-term edge effects related to dust, soil erosion, and runoff from dust control. During construction, BMPs consistent with standard City SWPPP requirements of the City Storm Water Standards Manual (City of San Diego 2018b) would be implemented. Therefore, Appendix D found that no indirect impacts to jurisdictional resources are expected in the short or long term.

## Special-Status Plant Species

Indirect impacts to special-status plants result primarily from adverse edge effects as previously described. During construction activities, edge effects may include dust, which could disrupt plant vitality in the short-

term or construction-related soil erosion and water runoff. Standard construction BMPs and construction-related minimization measures to control dust, erosion, and runoff consistent with standard City SWPPP requirements of the City Storm Water Standards Manual (City of San Diego 2018b) will minimize these effects. A qualified biological monitor will be onsite during all days of construction in order to prevent any edge effects to sensitive plant species. The qualified biological monitor will flag special status plant species boundaries for avoidance providing a buffer area to limit any dust, erosion, runoff, or other edge effects. Thus, Appendix D found short-term and long-term indirect impacts to special-status plants are not anticipated as a result of the project.

### Special-Status Wildlife Species

Appendix D found that wildlife may be indirectly affected in the short-term by construction-related noise, which can disrupt normal activities and subject wildlife to higher predation risks. Adverse edge effects can cause degradation of habitat quality through the invasion of pest species. Breeding birds can be significantly affected by short-term construction-related noise, which can result in the disruption of foraging, nesting, and reproductive activities.

Most of the indirect impacts to vegetation communities and sensitive plants previously described can also affect special-status wildlife. Wildlife may also be indirectly affected in the short term and long term by construction-related noise, which can disrupt normal activities, cause lasting stress, and subject wildlife to higher predation risks. The following sensitive wildlife species were observed on site: Southern California rufous-crowned sparrow and coastal California gnatcatcher (*Polioptila californica californica*). Cooper's hawk has high potential to occur within the vegetation mapping study area buffer (500 feet) outside the permanent impact area. Indirect impacts from construction-related noise may occur to breeding wildlife if construction occurs during the breeding season (i.e., February 1 through September 15). Special-status species whose breeding/nesting could be significantly impacted by noise include Cooper's hawk, Southern California rufous-crowned sparrow and coastal California gnatcatchers.

The proposed project implementation has the potential to directly or indirectly impact coastal California gnatcatcher, Southern California rufous-crowned sparrow, and Cooper's hawk if they are nesting near the project impacts. Appendix D found that ~~Based on the provisions of the MSCP Implementing Agreement between the Wildlife Agencies and the City of San Diego, Appendix D found that~~ would off-set potential impacts to coastal California gnatcatchers ~~no additional protection is required to offset potential indirect impacts to the coastal California gnatcatchers located~~ within the vegetation mapping study area buffer (500- foot). Because Southern California rufous-crowned sparrow and Cooper's hawk are covered under the MSCP, Appendix D found that it is anticipated that these species are adequately conserved regionally through the conservation of similar appropriate habitats within the MHPA. Thus, according to Appendix D, no indirect impacts to active nests or the young of nesting coastal California gnatcatcher, Southern California rufous- crowned sparrow, or Cooper's hawk will occur from construction of the proposed project. The project will avoid the bird breeding season, provide biological monitors during construction, provide pre-construction surveys, provide nesting bird surveys, provide noise monitoring if nesting birds are found, and provide appropriate nesting buffers if nests are found.

Dudek conducted three evenly spaced protocol level surveys for Crotch bumble bee (*Bombus crotchii*) spaced throughout the sampling season (early spring to late summer, as determined by host plant phenology) (see Appendix C of this Addendum, 2024 Focused Crotch Bumble Bee Survey Report). Visual

surveys were conducted from May 6, 2024, to June 3, 2024. The surveys were conducted by qualified biologists with expertise in surveying for Crotch bumble bees. Surveys occurred at least 2 hours after sunrise and 3 hours before sunset and were not conducted during wet conditions (e.g., foggy, raining, or drizzling) or windy conditions (i.e., sustained winds greater than 8 mph). The surveys were conducted during optimal conditions when there was sunny to partly sunny skies that were greater than 60° Fahrenheit.

Suitable floral resource habitat was identified and mapped within the project area. For each survey pass, each patch of suitable habitat was visually surveyed for 1 person-hour per three acres of the highest quality habitat. No crotch bumble bee activity was detected during the visual 2024 surveys. A total of two bumble bee species were observed during the focused surveys (the yellow-faced bumble bee and the yellow bumble bee) and a total of seven bumble bees were observed, recorded, and documented with photographic evidence in the 2024 surveys (see Appendix C).

Crotch's bumble bee was not observed onsite. However, there is flowering habitat and nectar resources found on a portion of the project site (within the biological resources study area). This area was determined to be potentially suitable habitat for Crotch bumble bee; therefore, the entire site was surveyed within the City of Poway and the City of San Diego. The City of San Diego requires a specific condition of approval as an avoidance measure to protect and minimize potential impacts to foraging Crotch's bumble bees during construction due to the presence of nectar resources.

#### Cumulative Impacts

The MSCP is a long-term regional conservation plan established to protect sensitive species and habitats in San Diego County. The MSCP is divided into subarea plans that are implemented separately from one another. The project area is located within the MSCP biological core linkage area and both adjacent to and within the MSCP.

The MSCP planning effort is designed to address cumulative impacts through development of a regional plan that addresses impacts to Covered Species and habitats in a manner that assures their conservation despite impacts of cumulative projects over the long term. The ultimate goal of this plan is the establishment of biological reserve areas in conformance with the State of California Natural Communities Conservation Planning Act.

Cumulative impacts to sensitive vegetation communities or special-status species from implementation of the project are not expected since all activities of the project will be consistent with MSCP requirements. Therefore, Appendix D found that cumulative impacts to biological resources would be less than significant.

#### Mitigation, Minimization, and Avoidance Measures for Direct Impacts

Table 8 summarizes the project impacts to vegetation communities and the required mitigation per the City of San Diego's Biology Guidelines (City of San Diego 2018a). Mitigation numbers are provided in Table 8. Impacts to non-native grassland and scrub oak chaparral will be avoided with horizontal directional drilling to avoid wetlands and waters. Total impacts to less than 0.01 acres of City of San Diego wetlands (southern riparian woodland) are considered less than significant per City guidelines. The City does not distinguish between permanent and temporary impacts for mitigation purposes. For all other impacts to sensitive uplands, mitigation is proposed at ratios provided in Table 3 in Section III of the Biology Guidelines.

**Table 8. Mitigation Requirements for Permanent Impacts to Vegetation Communities**

Vegetation Community	Subarea Plan Tier	Study Area (acres)	Permanent Impacts (acres)	Mitigation Ratio Provided outside the MHPA <sup>a</sup>	Mitigation Ratio within Previously Mitigated Area <sup>b</sup>	Mitigation Ratio Provided within the MHPA <sup>a</sup>	Mitigation Ratio Provided within Previously Mitigated Area <sup>b</sup>	Restoration Mitigation (acres) <sup>c</sup>
Diegan Coastal Sage Scrub: Baccharis-dominated	Tier II	2.35 acres	0.33-acre outside MHPA	1.5:1	N/A	1:1	N/A	0.50-acre outside MHPA or 0.33 inside MHPA
Diegan Coastal Sage Scrub	Tier II	20.22	0.02 outside the MHPA	1.5:1	N/A	1:1	N/A	0.03 outside MHPA or 0.02 inside MHPA
Diegan Coastal Sage Scrub	Tier II	20.22 acres	0.570.09 acre inside MHPA	2:1	4:1	1:1	2:1	2.280.36 outside MHPA or 1.140.18 inside MHPA
Southern Mixed Chaparral	Tier IIIA	10.11	0.04 outside MHPA	1.5:1	N/A	1:1	N/A	0.06 outside MHPA or 0.04 inside MHPA

Notes: MHPA = Multi-Habitat Planning Area

<sup>a</sup> Mitigation ratios are from Table 3 of the City Biology Guidelines.

<sup>b</sup> The mitigation ratio is doubled for impacts to the Sycamore Estates mitigation site that is mapped MHPA and placed in a recorded conservation easement.

<sup>c</sup> Based on preferred mitigation, impacts outside and inside the MHPA will be provided within the MHPA at a 1:1 and 2:1 ratio as shown in bold, respectively. Should mitigation be provided outside the MHPA the higher ratio would be required. See Appendix E of this Addendum, 5-year Biological Restoration Plan for the Nighthawk Energy Storage Project (City of San Diego).

In accordance with the Biology Guidelines (City of San Diego 2018a), the following mitigation measures and standard conditions will reduce significant effects to vegetation communities and sensitive species identified in this report to a less-than-significant level:

SD-BIO-1 Habitat Restoration Comply with City of San Diego Biological Guidelines and Mitigation for Permanent Impacts. Details provided in the restoration plan. The owner/permittee shall mitigate upland impacts in accordance with the City of San Diego Biology Guidelines. The proposed project will result in permanent impacts (including on site) to ~~0.960.09~~ acres of coastal sage scrub and southern mixed chaparral communities in the City of San Diego jurisdiction. The project applicant shall provide for restoration of ~~these~~ these vegetation communities based on Table 8 of the Biological Technical Report: Diegan coastal sage scrub within the MHPA. 0.18 acres. (~~outside the MHPA 0.02 acre,~~



inside the MHPA 0.57 acre), Diegan coastal sage scrub Baccharis dominated (outside the MHPA 0.33 acre), and southern mixed chaparral (outside the MHPA 0.04 acre).

Habitat restoration and erosion control treatments shall be installed within disturbance areas and native habitat, in accordance with the 2023 City of San Diego Biological Guidelines and the City of San Diego Landscape Guidelines (City of San Diego 2023). Erosion control features shall include silt fence and straw fiber rolls, where appropriate.

SD-BIO-2                      Avoidance and Mitigation of Special-Status Plants. A biological monitor will be provided during construction to avoid any impacts. There are 78 San Diego goldenstar plants within the impact area. Populations of San Diego goldenstar will be flagged and avoided where possible. San Diego goldenstar shall be translocated in accordance with the 5-year Restoration Plan.

SD-BIO-3                      Nesting Bird Survey and Raptor Nesting Survey. To avoid any direct impacts to nesting birds such as Coastal California gnatcatcher, ~~s~~Southern California rufous crowned sparrow, least ~~b~~Bell's vireo and Cooper's hawk construction activities shall occur outside the breeding season (February 1 to September 15). Vegetation clearing and construction activities to the maximum extent possible, shall occur outside the breeding season (February 1 to September 15). If construction activity other than vegetation clearing is necessary during the general bird breeding season, a qualified biologist ~~If construction activity is scheduled during the general bird breeding season, a Qualified Biologist~~ shall conduct a preconstruction survey to determine the presence or absence of nesting birds within the proposed work areas and buffer. The preconstruction survey shall be conducted within ~~72 hours~~ (3 calendar days) prior to the start of construction activities. The applicant shall submit the results of the preconstruction survey to City of San Diego for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the applicable local, state, and federal law (e.g., appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. As required by the City of San Diego area-specific management directive for Cooper's hawk, the project construction activities shall maintain a 300 foot avoidance area of any active nests detected during the nesting bird survey. ~~Buffer distances of 300 feet from any active coastal California gnatcatcher nest and 500 feet from any active least Bell's vireo nest are recommended as appropriate buffer distances for these species.~~ If construction activities, particularly clearing/grubbing, grading, and other intensive activities, stop for more than 3 days, an additional nesting bird and raptor survey shall be conducted within the proposed impact area. The report or mitigation plan shall be submitted to the applicable City for review and approval and implemented to the satisfaction of the City of San Diego. The City of San Diego Resident Engineer and/or the Qualified Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required. Implementation of preconstruction surveys for nesting birds, and any required follow-up protection measures, will reduce the potential impact levels to below significant.

Prior to the issuance of a grading permit, a qualified biologist shall determine the presence or absence of occupied raptor nests on the sub-project site and vicinity, with written results submitted to the City of San Diego Land Development Review Department. Grading and construction which creates adverse effects to active raptor nests, ~~including noise levels above 60 dB(A),~~ shall be restricted to 300 feet from any Cooper's hawk (*Accipiter cooperi*) nesting site; 900 feet from any northern harrier (*Circus cyaneus*) nesting site; and 4,000 feet from any golden eagle (*Aquila chrysaetos*) nesting site. This restriction shall be noted on all grading and construction plans. If active raptor nests are located within the distances listed above, weekly biological monitoring of the nests shall be conducted by the project biologist during the breeding season (February 1 through August 15) with written results submitted to the City of San Diego Land Development Review Department. No grading or construction activities shall be permitted within those restricted areas until the young have fledged. Implementation of preconstruction raptor surveys for nesting birds, and any required follow-up protection measures, will reduce the potential impact levels to below significant.

#### Mitigation, Minimization, and Avoidance Measures for Indirect Impacts

The project shall be required to adhere to all standard construction protection measures listed in the mitigation and monitoring plan and Site Development Permit, which includes having a qualified biologist present to supervise flagging of sensitive resources prior to construction, provide environmental training and during construction to ensure no unauthorized impacts occur. Therefore, the proposed project will avoid indirect impacts to sensitive upland vegetation communities, jurisdictional resources, and special-status plant species with implementation of the following measures.

SD-BIO-4 Indirect Impact Avoidance. Prior to issuance of land development permits by the City of San Diego, including clearing, grubbing, grading, and/or construction permits that impact biological resources, the following measures shall be included on grading and construction plans, or in grading and construction permits:

1. Qualified Biologist – The owner/permittee shall provide a letter to the City of San Diego's Mitigation Monitoring Coordination (MMC) Section stating that a project biologist ("Qualified Biologist") as defined in the 2018 City of San Diego Municipal Code, Land Development Code—Biology Guidelines has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
2. Pre-Construction Meeting – The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up mitigation measures and reporting, including site-specific monitoring, restoration and additional fauna/flora surveys/salvage.
3. Documentation -- The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports, including but not limited to maps, plans, surveys, survey timelines, or buffers, are completed or scheduled per the California Environmental Quality Act (CEQA); the National Environmental Policy Act; the federal Endangered Species Act and the California Endangered Species Act; and/or other federal, state, or local, ~~state, or federal~~ requirements.

4. Biological Construction Mitigation/Monitoring Exhibit – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents above. In addition, the BCME shall include restoration plans, plant salvage/relocation requirements (e.g., burrowing owl exclusions), avian or other wildlife surveys/survey schedules (including general avian nesting surveys and U.S. Fish and Wildlife [USFWS] protocol surveys), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City of San Diego (Assistant Deputy Director/MMC). The BCME shall include a site plan, a written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
5. Construction Fencing – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delineating buffers to protect sensitive biological resources (e.g., habitats/flora and fauna, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
6. On-Site Education -- Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers and the flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas).
7. Biological Monitoring -- During construction, a Qualified Biologist shall be present to assist in the avoidance of impacts to native vegetation, jurisdictional resources, special-status plants and wildlife, and nesting birds.
8. Covered Trenches – General biological monitoring shall include verifying that the contractor has covered all steep-walled trenches or excavations overnight or after shift. If trenches or excavations cannot be covered, the monitor shall verify that the contractor has installed exclusionary fencing (e.g., silt fence) around the trenches or excavation areas or installed ramps to prevent entrapment of wildlife (e.g., reptiles and mammals). If animals are encountered within any trenches or excavated areas, they shall be removed by the Qualified Biological Monitor, if possible, or provided with a means of escape (e.g., a ramp or sloped surface) and allowed to disperse. In addition, the Qualified Biological Monitor shall provide training to construction personnel to increase awareness of the possible presence of wildlife beneath vehicles and equipment and to use best judgment to avoid killing or injuring wildlife. The Qualified Biological Monitor shall be available to assist with moving wildlife, if necessary.
9. Nighttime Construction -- To reduce impacts to nocturnal species in those areas where they have a potential to occur, nighttime construction activity within undeveloped areas containing sensitive biological resources shall be minimized whenever feasible

and shielded lights shall be utilized when necessary. Construction nighttime lighting will be subject to City of San Diego's Outdoor Lighting Regulations per San Diego Land Development Code (LDC) Section 142.0740.

10. BMPs/Erosion/Runoff – The City of San Diego shall incorporate methods to control runoff, including a stormwater pollution prevention plan to meet National Pollutant Discharge Elimination System regulations or a batch discharge permit from the City of San Diego. Implementation of stormwater regulations are expected to substantially control adverse edge effects (e.g., erosion, sedimentation, habitat conversion) during and following construction both adjacent and downstream from the study area. Typical construction BMPs specifically related to reducing impacts from dust, erosion, and runoff generated by construction activities shall be implemented. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). A National Pollutant Discharge Elimination System permit issued by RWQCB to discharge water from dewatering activities shall be required prior to start of dewatering. This will minimize erosion, siltation, and pollution within sensitive communities. Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes.
11. Toxics/Project Staging Areas/Equipment Storage – Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly owned property when applications for renewal occur. A note shall be provided in/on the Construction Drawings that states: “All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/applicant’s representative or Resident Engineer to ensure there is no impact to the MHPA.”

SD-BIO-5 Land Use Adjacency Guidelines. As a condition of the permit, land use adjacency guidelines will be followed. Land use adjacency guidelines apply to the Northern and Southern Section of Gen-Tie Line within the Biological Core Area, Biological Linkage Area and areas adjacent to the MHPA.

The proposed project is consistent with the MSCP because the proposed project will place three permanent structures within developed land cover types only, and the proposed project will not negatively impact the goals and objectives of the City of San Diego Subarea Plan or MSCP. Thus, the proposed project is consistent with MSCP/MHPA, and MSCP/MHPA adjacency guidelines.

- Developed and paved areas should not drain directly into the Biological Core Area, Biological Linkage Area or MHPA. No drainage is expected for this project. If drainage is expected, developed and paved areas within the project will not drain directly into the CBLA or MHPA; rather, those areas will drain directly to the biofiltration basins if needed, which prevent the release of toxins, chemicals, petroleum products, and exotic plant materials before draining into the CBLA or MHPA.
- Toxic chemicals will not be used during project implementation. No toxic chemicals are proposed to be used for project components, including the development. Gasoline pans will be placed under all construction equipment when not in use.
- All lighting should be faced away from the Biological Core Area, Biological Linkage Area and MHPA. Nighttime work is not expected for this project. Daytime work is expected. If nighttime work is expected, any nighttime lighting, including but not limited to security lighting, will be shielded and directed away from the CBLA and MHPA per the City's Outdoor Lighting Ordinance so there is no spill of light into the CBLA or MHPA.
- Uses in or adjacent to the Biological Core Area, Biological Linkage Area and MHPA will be designed to minimize noise impacts. Work is to be avoided during the bird breeding season. If the bird breeding season cannot be avoided, a biologist will conduct nesting surveys prior to any construction work during the bird breeding season to determine any potential nest locations. A biological noise monitor will monitor with a piccolo monitor during the bird breeding season to ensure that noise does not exceed an average of 60 A-weighted decibels (dB(A)). Gen-tie line construction ~~should~~shall not exceed an average 60 dB(A) over each 1-hour period. The project will include standard nesting bird conditions in accordance with the MBTA.
- New development adjacent to the Biological Core Area, Biological Linkage Area and MHPA will be required to provide barriers boundaries to direct public access to appropriate locations and reduce domestic animal predation. No public access is expected given that the project area is gated within all sections of the paved area. In addition, the southern section is also gated. The only areas for public access include Stonebridge parkway (paved road), which consists of paved walking trails.
- No invasive non-native plant species shall be introduced into areas adjacent to the Biological Core Area, Biological Linkage Area or MHPA. No landscaping is expected within the northern portion of the project site. If landscaping becomes required in this portion, no non-native or invasive species will be included in landscaping on the project site. The southern area would not propose invasive plant species as part of the revegetation plan.
- New residential development located adjacent to and topographically above the Biological Core Area, Biological Linkage Area or MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the Biological Core Area, Biological Linkage Area or MHPA. Brush management is not proposed. Area specific management directives consist of "measures to reduce edge effects and minimize disturbance, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure".

- Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the Biological Core Area, Biological Linkage Area or MHPA. The project grading ~~would~~ will be entirely within an existing development and does not include any proposed manufactured slopes.

### Southern Section of Gen-Tie Line South of Stonebridge Parkway within the MHPA

The southern section south of Stonebridge Parkway is within the MHPA. The proposed project is consistent with the MSCP because permanent direct impacts associated with the proposed southern section of the gen-tie line project will not negatively impact the goals and objectives of the City MSCP through on-site restoration, minimization, and avoidance measures. Thus, the proposed project is consistent with the MSCP within the southern section of the project site.

The proposed project will apply the following measures consistent with the MSCP guidelines:

- Wetland and waters avoidance through horizontal directional drilling (including both wetlands and non-wetland waters).
- Mitigation of permanent direct impacts to previously restored coastal sage scrub habitat with restoration after permanent impacts.
- Avoidance of Impacts to San Diego Goldenstar: (1) avoiding the San Diego goldenstar population within coastal sage scrub as feasible, (2) minimizing impacts to San Diego goldenstar where possible within the gen-tie line route, and (3) translocation of goldenstar where other options are not feasible.

SD-BIO-6                      Avoidance Measure for Crotch's Bumble Bee. Should this species no longer be sensitive as defined in the City Biology Guidelines a potential candidate for listing at the time of the preconstruction meeting, then no avoidance measures shall be required. As a condition of approval, the following measures shall be implemented:

1. To avoid impacts on Crotch's bumble bee (*Bombus crotchii*), removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If the removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-activity (defined as any habitat disturbance) survey no more than ~~three~~3 days prior to the initiation of construction activities to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
2. A Qualified Biologist must demonstrate the following qualifications: Have at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly) [*Euphydryas editha quino*] and have completed a Crotch's

bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.

3. The pre-activity survey shall consist of photographic surveys following California Department of Fish and Wildlife (CDFW) guidance (i.e., Survey Considerations for California Endangered Species Act [CESA] Candidate Bumble Bee Species, dated June 6, 2023). The surveys shall consist of passive methods unless a Memorandum of Understanding is obtained.

If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to [the 2023 CDFW Survey Considerations for CESA Candidate Bumble Bee Species](#) ~~(CDFW 2023)~~. Survey methods that involve lethal take of species are not acceptable.

4. If pre-activity surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by ~~S~~state law ([California Fish and Game Code sSections 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9](#)) under CESA.
5. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database ~~(CNDDB)~~ in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

### Improvements within the SDG&E Crossing Easements

The proposed gen-tie line would cross all SDG&E Crossing Easements as shown on Figure 3. The project components in the SDG&E parcels would include an underground gen-tie within streets or utility rights-of-way, and would require trenching activities, placement of conduit, and surface restoration within existing utility easements that cross the SDG&E parcels. Trenching would be required for placement of underground electrical and communication lines. Focused rare plant surveys were conducted in 2023 for the Poway Biological Technical Report (Appendix B) to determine the presence or absence of special status species determined to have a potential to occur on site. The surveys found two California Native Plant Society CRPR 4 special-status plants: small-flower microseris and Ashy spike moss were found in in the biological resources study area; however, CRPR 4 plant taxa are of limited distribution or infrequent throughout a broader area in California, and their susceptibility to threat appears low at this time, from a statewide perspective (CNPS 2023). Due to the local abundance throughout the broader Poway area, list 4 species are be considered less than significant within the Poway preserve.

## Area Specific Management Directives

Area specific management directives (ASMD) were developed for certain MSCP covered species as a condition of coverage under the MSCP. Appendix D reviewed the conditions for coverage outlined in the City’s MSCP Subarea Plan in conjunction with the species which have a potential to occur within the project area, and found that all ASMDs for those species will be adhered to. Table 9 describes how the project would comply with the ASMD for species with a potential to occur within the project site.

**Table 9. Area Specific Management Directives Compliance**

MSCP Covered Species	Area Specific Management Directives (ASMD)	Project Compliance
Cooper’s Hawk	ASMD must include 300-foot impact avoidance areas around the active nests, and minimization of disturbance in oak woodlands and oak riparian forests.	The proposed project would not result in impacts to oak woodlands or oak riparian forest. To avoid any indirect impacts Cooper’s hawk, construction within 300-feet of active nests shall occur outside of the breeding season for these species (February 1 to September 15).
Southern California rufous-crowned sparrow	ASMD must include maintenance of dynamic processes, such as fire, to perpetuate some open phases of coastal sage scrub with herbaceous components.	The proposed project will restore all temporarily impacted vegetation to pre-project conditions and will only result in a short-term loss of suitable habitat for this species.
Coastal California Gnatcatcher	ASMD must include measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. No cleaning of occupied habitat within the cities’ MHPAs and within the County’s Biological Resource Core Areas may occur between March 1 through August 15.	Although the project could result in indirect impacts to Coastal California Gnatcatcher located inside the MHPA, <del>the project would avoid the breeding bird season and keep noise levels below 60 db.</del> The project would be restored following construction and edge effects are not anticipated. The project <del>would</del> will not result in a change to the local fire regime. <u>The project will comply by avoiding vegetation clearing in the MHPA during the breeding season and keeping noise from any construction necessary during the breeding season below 60 dB(A).</u> Therefore, no impacts would occur.
San Diego Goldenstar	ASMD must include measures to avoid, reduce and minimize impacts to San Diego goldenstar where possible outside the MHPA. For areas outside the MHPA being impacted a 5-year restoration and monitoring plan for San Diego Goldenstar will be provided.	The proposed project would avoid the San Diego goldenstar population within coastal sage scrub as feasible, minimizing impacts to San Diego goldenstar where possible within the gen-tie line route, and translocate San Diego goldenstar in accordance with the 5-year restoration and monitoring plan. A total of 242 San Diego goldenstar individuals were observed on the southern hillside. A total of 78 individuals were within the work area.

Notes: MHPA – Multiple Habitat Planning Area; dB(A) – A-weighted decibel.