



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: December 4, 2024

TO: City of San Diego Planning Commission

FROM: Xavier Del Valle, Development Project Manager, DSD/Project Management Section, MS-501

SUBJECT: Planning Commission Meeting, December 5, 2024, Agenda Item No. 2, PRJ-675732: El Camino Real Assisted Facility; Updated Draft Permit

The draft permit for the El Camino Real Assisted Facility has been updated to address the following conditions:

Added Permit Conditions:

Waste Management Requirements

58. Prior to the issuance of any construction permits, the Owner/Permittee shall demonstrate compliance with the approved Waste Management Plan, dated April 19, 2021.

Landscaping Requirements

34. Prior to the issuance of Certificate of Occupancy, the applicant shall plant 248 trees in accordance with the City's Landscape Standards.

Modified Permit Conditions:

Environmental Requirements

18. To avoid any indirect impacts to Cooper's hawk, the removal of habitat that supports active nests in the proposed area of disturbance shall occur outside of the breeding season ~~construction within 300 feet of suitable habitat including brush management activities shall occur outside of the breeding season for this species~~ (February 1 to September 15). If construction/brush management must occur during the breeding season and within 300 feet of suitable habitat, a qualified biologist shall conduct a preconstruction survey within suitable

habitat to determine the presence or absence of Cooper's hawk within any portion of the potentially occupied habitat within 300 feet of the project footprint. A pre-construction survey shall be required. If the Coopers Hawk is detected, a letter report 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. The report shall be submitted to the City's DSD MMC/MSCP section for review and approval and implemented to the satisfaction of the City. The City's DSD MMC/MSCP section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

19. Prior to grading, the owner will establish on the construction documents that an upland buffer (wetland buffer) of approximately 100 feet shall be established between the Project impact footprint and adjacent suitable habitat for least Bell's vireo. This species is assumed present in suitable southern willow scrub and mulefat scrub habitat in the study area. The Project impact footprint has been sited outside of all riparian habitat within the study area, therefore no clearing of occupied habitat would occur as part of the Project

cc: Deputy City Attorney
Planning Commission Secretary