



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: March 18, 2019
TO: Development Services Department
FROM: Rebecca Alvidrez, Biologist III, Public Works Department-ESTS Division
SUBJECT: Summary of Biological Resources for the San Diego Mission Road West of Fairmount Avenue Sidewalk South, San Diego California

This report has been prepared in conformance with the City of San Diego Biology Guidelines (2012) and the California Environmental Quality Act (CEQA) for the proposed San Diego Mission Road west of Fairmount Avenue Sidewalk South Project (Project).

PROJECT DESCRIPTION/LOCATION

The Project would include construction of approximately 930 Linear Feet (LF) of new 4 to 5-foot wide Portland Cement Concrete (PCC) sidewalk along the south side of San Diego Mission Road between the eastern edge of the bridge which spans the San Diego River and Fairmount Avenue. Approximately eight (8) new pedestrian curb ramps, four (4) new driveway aprons, curb and gutter, and 200 LF of 1-foot tall gravity retaining wall will be constructed. 190 LF of new guardrail will be installed and above-grade utilities (e.g. power poles) will be relocated (as necessary) within the proposed sidewalk alignment. The project scope also includes restriping of San Diego Mission Road between Rancho Mission Road and Fairmount Avenue to create a new, buffered bike lane. The project is located within the Mission Valley and Navajo Community Planning Areas (Council District 7).

METHODS AND SURVEY LIMITATIONS

This study comprised the following activities:

- Analysis of existing project study area biological information
- General biological survey and vegetation mapping
- Analysis of potential project impacts on biological resources
- Analysis of project conformance with local, state, and federal biological regulations

City of San Diego staff began preparations for surveys by creating field maps using Geographic Information System (GIS) and incorporating relevant data including a color aerial photograph and the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) information.

On October 2, 2018, staff conducted a general survey for flora and fauna on site and mapped vegetation communities/land uses within the project study area. For general biological surveys, faunal activity at the time was moderate and most summer season species would have been observable; however, early spring flowering species would not have been present. Vegetation community classifications follow City of San Diego Biology Guidelines (2012), plant names follow Simpson and Rebman (2006), and animal names follow Laudenslayer (1991).

RESULTS

Vegetation Communities

Disturbed Diegan Coastal Sage Scrub – Baccharis dominated

Disturbed Diegan Coastal Sage Scrub – Baccharis dominated (Tier II) is dominated or co-dominant by broom baccharis (*Baccharis sarothroides*) in an open shrub canopy. Subdominant shrubs include golden rod (*Isocoma menziesii*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and California buckwheat (*Eriogonum fasciculatum*). This association often colonizes disturbed sites, although it is also a stable upland scrub, occurring most often on floodplains that are transitional between upland and more fully developed riparian woodlands. Disturbed communities are altered by human encroachment which allow for degradation, often times in the form of high percentage of nonnative species, or stunted growth forms. Roughly 0.012 acres occur within the study area and is dominated by broom baccharis and sandbar willow (*Salix exigua*), a high percentage of fountain grass (*Pennisetum setaceum*) and minor occurrences of California buckwheat and California sagebrush.

Disturbed Riparian Woodland

Disturbed Riparian Woodland (wetland) is a moderately dense woodland dominated by small trees or shrubs with scattered taller riparian trees typically occurring within major river systems where flood scour and smaller tributaries occur. Disturbed communities are altered by human encroachment which allow for degradation, often times in the form of high percentage of larger nonnative species indicative of riparian areas such as fan palms, tamarisk, giant reed, etc. Roughly 0.132-acre of Disturbed Riparian Woodland occur within the study area and is composed of large willow trees with several Mexican fan palm (*Washingtonia robusta*), eucalyptus (*Eucalyptus* sp.) and pampas grass (*Cortaderia selloana*). The site is heavily disturbed by human encroachment such as several homeless camps, trash, trails (both official/unofficial) were observed within the habitat. No Disturbed Riparian Woodland will be impacted as a result of this project.

Urban/Developed Areas

Urban/Developed Areas (Tier IV) support no native vegetation and are comprised of human-made structures such as buildings and roads, or landscaped vegetation. Within the project study area (2.018 acres), developed areas include the existing ROW (San Diego Mission Road, guard rails, curb, etc).

Disturbed Habitat

Disturbed Habitat (Tier IV) are developed lands or areas that have been previously disturbed by development, agricultural activities, or are lands supporting only ruderal vegetation. This community includes lands generally cleared of vegetation such that little or no natural habitat remains and lands disturbed such that at least 50 percent of plant cover is broad-leaved non-native vegetation. Within the site approximately 0.259 acres of Disturbed Habitat occur within the Study Area. This portion of the site is considered part of the designated ROW subject to development and is made up of a combination of concrete, asphalt, chain link fencing, compacted soils and ruderal vegetation common within this habitat type such as fountain grass, fennel (*Foeniculum vulgare*), shortpod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), and tree tobacco (*Nicotiana glauca*).

Wildlife

Animal species noted within the study area were composed of common avian species typical of urbanized areas and include Anna's Hummingbird (*Calypte anna*), American Crow (*Corvus brachyrhynchos*), Common Raven (*Corvus corax*), House finch (*Haemorhous mexicanus*), Lesser Goldfinch (*Spinus psaltria*), Northern Mockingbird (*Mimus polyglottos*), Say's Phoebe (*Sayornis saya*) and western fence lizard (*Sceloporus occidentalis*).

Rare, Threatened, Endangered, Endemic and/or Sensitive Species

Sensitive plants, animals and habitats are defined here as rare and/or endangered, or depleted or declining according to the U. S. Fish and Wildlife Service (USFWS), CDFW, California Native Plant Society (CNPS) and/or the City of San Diego. General surveys were conducted for plant and animal species and habitats that are considered sensitive according to the USFWS, CNPS and the CDFG's Natural Diversity Database (CNDDB).

City of San Diego MSCP Narrow Endemic Plant Species Potential for Occurrence

Narrow Endemic species are those with a very restricted habitat that occur only in the San Diego County region, and specific protections apply to Narrow Endemic species pursuant to the City of San Diego MSCP. Tables 1 and 2 summarize the potential for special-status plant species, including Narrow Endemic Species (City of San Diego 1997) and CNPS Rare and Endangered Plants (CNPS 2018), to occur within or immediately adjacent to the project.

Table 1. Potential for City of San Diego MSCP Narrow Endemic Plant Species to Occur Within the Project Study Area

SPECIES	POTENTIAL TO OCCUR
<i>Acanthomintha ilicifolia</i> (San Diego thornmint)	None. No suitable habitat within the Study Area
<i>Agave shawii</i> (Shaw's agave)	None. No suitable habitat within the Study Area
<i>Ambrosia pumila</i> (San Diego ambrosia)	None. No suitable habitat within the Study Area
<i>Aphanisma blitoides</i> (Aphanisma)	None. No suitable habitat within the Study Area
<i>Astragalus tener</i> var. <i>titi</i> (coastal dunes milk vetch)	None. No suitable habitat within the Study Area
<i>Baccharis vanessae</i> (Encinitas coyote brush)	None. No suitable habitat within the Study Area
<i>Cylindropuntia californica</i> var. <i>californica</i> (snake cholla)	None. No suitable habitat within the Study Area
<i>Deinandra conjugens</i> (Otay tarplant)	None. No suitable habitat within the Study Area
<i>Dudleya blochmaniae</i> subsp. <i>brevifolia</i> (shortleaved dudleya)	None. No suitable habitat within the Study Area
<i>Dudleya variegata</i> (variegated dudleya)	None. No suitable habitat within the Study Area
<i>Eryngium aristulatum</i> subsp. <i>parishii</i> (San Diego button-celery)	None. No suitable habitat within the Study Area
<i>Navarretia fossalis</i> (prostrate navarretia)	None. No suitable habitat within the Study Area
<i>Orcuttia californica</i> (California orcutt grass)	None. No suitable habitat within the Study Area
<i>Pogogyne abramsii</i> (San Diego mesa mint)	None. No suitable habitat within the Study Area
<i>Pogogyne nudiuscula</i> (Otay Mesa mint)	None. No suitable habitat within the Study Area

Other Special-Status Plant Species Potential for Occurrence

Special-status plant species potential for occurrence within the project study area were compiled by querying the CNDDDB (2018) and CNPS (2018) databases and assessing potential on-site habitat. The potential for special-status species occurrence within the project study area is listed below.

Stylocline citroleum (oil nestraw) – CRPR List 1B.1

Oil nestraw is an annual herb that flowers between March and April. This species occurs on clay soils within chenopod scrub, coastal scrub, and valley and foothill grassland. Threats to oil nestraw is potentially threatened by energy development and urbanization. This species has been historically recorded in areas adjacent to the Study Area; however, no suitable habitat occurs within the Study Area and is therefore considered absent.

Special-Status Wildlife Potential for Occurrence

Special-status wildlife species with potential to occur within the region were compiled by querying the CNDDDB (2018) surrounding the project study area and utilizing best judgment based on professional experience. One sensitive species has the potential to occur within and adjacent to the Study Area.

Least Bell's Vireo (*Vireo bellii pusillus*) – FE, CE, MSCP Covered

Least Bell's Vireo occurs within riparian woodland with understory of dense young willows or mulefat and willow canopy. Nests often placed along internal or external edges of riparian thickets. This species is historically known to occur within the riparian woodland found within the Study Area.

IMPACT ANALYSIS

Biological Impacts

Vegetation Communities/Land Uses

The proposed project is anticipated to result in impacts to 0.03-acre to Tier IV habitat (Disturbed Habitat) of which 0.02-acre are located within the MHPA, and approximately 36 square feet (0.0008 acre) to Tier II habitat (Disturbed Diegan Coastal Sage Scrub-Baccharis dominated). Pursuant to the City of San Diego's Significance Determination Guidelines Under the California Environmental Quality Act (2012), impacts on Tier IV habitats are not considered significant and do not require mitigation. Impacts on Tier I-III upland habitats less than 0.1 acre are not considered significant and do not require mitigation. As such, Project impacts to ESL do not exceed the established significance thresholds and are not considered significant under CEQA.

Wetlands and Wetland Buffers

Impacts to wetlands shall be avoided, except where permitted in accordance with Section 143.0141(b)(6). A wetland buffer shall be maintained around all wetlands as appropriate to protect the functions and values of the wetlands. In the Coastal Overlay Zone the applicant shall provide a minimum 100-foot buffer, unless a lesser or greater buffer is warranted as determined through the process described in this section.

The project limits are adjacent to the San Diego River and approximately 0.132 acre of Riparian Woodland habitat is found within the Study Area. The project will not impact any habitat that qualifies as City wetlands. Additionally, there is a chain-link fence that separates project limits from wetland habitat.

Sensitive Species

Least Bell's Vireo is an MSCP covered species; thus take of the species is allowed for projects that comply with the City's MSCP implementing regulations. The following is the MSCP condition of coverage for this species.

Jurisdictions will require surveys (using appropriate protocols) during the CEQA review process in suitable habitat proposed to be impacted and incorporate mitigation measures consistent with the 404(b)(1) guidelines into the project. Participating jurisdictions' guidelines and ordinances, and state and federal wetland regulations will provide additional habitat protection resulting in no net loss of wetlands. Jurisdictions must require new developments adjacent to preserve areas that create conditions attractive to brown-headed cowbirds to monitor and control cowbirds. Area specific management directives must include measures to provide appropriate successional habitat, upland buffers for all known populations, cowbird control, and specific measures to protect against detrimental edge effects to this species. Any clearing of occupied habitat must occur between September 15 and March 15.

Suitable Least Bell's Vireo habitat will not be impacted with the implementation of the project. No new edge effects that would threaten this species would be implemented as a part of the project. In order to ensure adequate protection for this species, project activities shall be restricted outside of the nesting season (March 15-September 15).

Wildlife Corridors

The project study area is not identified as an MSCP regional wildlife corridor. The project is within the existing ROW and does not propose any new barriers such as fencing or development that is not already existing and would preclude wildlife movement. As such, no impacts on wildlife corridors would occur with project implementation.

BIOLOGY GUIDELINES REQUIRMENTS FOR DEVELOPMENT WITHIN THE MHPA

The City of San Diego Biology Guidelines include specific regulations related to development within the MHPA. For projects outside the coastal zone, Section II(B)(1) of the guidelines state that the allowable development areas for parcels with MHPA mapping include: 1) All portions of the site that occur outside the MHPA; and 2) Encroachment into MHPA lands such that development of 25% of the site is achieved. Up to an additional 5% development area inside the MHPA is permitted in order to accommodate essential public facilities. Because the project occurs within the existing ROW and will not encroach into the adjacent parcels, the project would be compliant with this regulation.

MSCP CONSISTENCY ANALYSIS

The project lies within the City's MSCP Subarea and the majority of the project occurs within lands designated as MHPA under the MSCP (Figures 2-3), therefore compliance with several MSCP Subarea Plan directives is in addition to compliance with the City's other MSCP implementing regulations.

MHPA Compatible Land Uses (§1.4.1)

The project study area occurs within lands designated MHPA under the City's MSCP. The MSCP Subarea Plan (§1.4.1) precludes development within the MHPA except in limited circumstances that are considered "conditionally compatible with the biological objectives of the MSCP." The allowed uses are as follows:

- Passive recreation
- Utility lines and roads in compliance with policies §1.4.2 below
- Limited water facilities and other essential public facilities
- Limited low density residential uses
- Brush Management (Zone 2)
- Limited agriculture

This project falls within existing ROW and is conditionally compatible allowed uses within the MHPA, when design and construction are performed in conformance with relevant planning and design guidelines as outlined below.

General Planning Policies and Design Guidelines

The proposed project would be required to comply with guidelines regarding Roads and Utilities: Fencing, Lighting, Signage, and Materials Storage.

Roads and Utilities – Construction and Maintenance Policies

The following are the project-relevant requirements from the 'Roads and Utilities – Construction and Maintenance Policies' discussion of Section 1.4.2 of the City's MSCP Subarea Plan, along with an analysis of project compliance with each requirement.

Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitat unless determined to be unavoidable. All such activities must occur on existing agricultural lands or in other disturbed areas rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of, and/or mitigation for, the disturbed area after project completion will be required.

The project is located within the existing ROW. Construction will take place from San Diego Mission Road onto the Disturbed Habitat that is within the designated ROW. New impacts to upland habitat are not located within the MHPA and are not considered significant and do not require mitigation once the project is complete.

Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage. Environmental documents and mitigation monitoring and reporting programs covering such development must clearly specify how this will be achieved, and construction plans must contain all the pertinent information and be readily available to crews in the field. Training of construction crews and field workers must be conducted to ensure that all conditions are met. A responsible party must be specified.

The project is not identified as an MSCP Regional Wildlife Corridor.

Roads in the MHPA will be limited to those identified in Community Plan Circulation Elements, collector streets essential for area circulation, and necessary maintenance/emergency access roads. Local streets should not cross the MHPA except where needed to access isolated development areas.

No new roads are being built as part of the project. The project aims to develop in the existing ROW by building a sidewalk meant create a continuous path of travel from the sidewalk located east of the overcrossing to the sidewalk at Fairmount Avenue. The San Diego River is considered MHPA, and as such, developed areas that are adjacent to and/or bisect the San Diego River are located within the MHPA.

Development of roads in canyon bottoms should be avoided whenever feasible. If an alternative location outside the MHPA is not feasible, then the road must be designed to cross the shortest length possible of the MHPA in order to minimize impacts and fragmentation of sensitive species and habitat. If roads cross the MHPA, they should provide for fully-functional wildlife movement capability. Bridges are the preferred method of providing for movement, although culverts in selected locations may be acceptable. Fencing, grading and plant cover should be provided where needed to protect and shield animals, and guide them away from roads to appropriate crossings.

The project is not located within a canyon bottom, but in the existing ROW. There is an existing bridge that that allows for movement of wildlife species. The project does not intend to impact the existing bridge.

Where possible, roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible.

The project is located within the existing ROW of which a portion of the MHPA is located within the Study Area. Construction will take place from San Diego Mission Road onto the Disturbed Habitat that is designated ROW. These improvements are necessary to connect the

existing sidewalk along the eastern edge of the bridge which spans the San Diego River to Fairmount Avenue so would not constitute major impacts on MHPA lands.

For the most part, existing roads and utility lines are considered a compatible use within the MHPA and therefore will be maintained. Exceptions may occur where underutilized or duplicative road systems are determined not to be necessary as identified in the Framework Management Section 1.5.

The project proposes to develop and construct from an existing road to designated existing ROW and therefore are considered compatible uses within the MHPA.

Fencing, Lighting, and Signage

The following are the project-relevant requirements from the 'Fencing, Lighting, and Signage' discussion of Section 1.4.2 of the City's MSCP Subarea Plan, along with an analysis of project compliance with each requirement.

Fencing, or other barriers will be used where it is determined to be the best method to achieve conservation goals and adjacent to land uses incompatible with the MHPA. For example, use chain link or cattle wire to direct wildlife to appropriate corridor crossings, natural rocks/boulders or split rail fencing to direct public access to appropriate locations, and chain link to provide added protection of certain sensitive species or habitats (e.g., vernal pools).

Currently there is an existing chain link fence that separates the designated ROW from the natural wetland habitat associated with the San Diego River. Portions of the existing chain-link fence are damaged from human disturbance. The project may replace the fence where necessary in order to maintain separation between the sensitive habitats and the existing ROW.

Lighting shall be designed to avoid intrusion into the MHPA and effects on wildlife. Lighting in areas of wildlife crossings should be of low-sodium or similar lighting. Signage will be limited to access and litter control and educational purposes.

No lighting is currently proposed in association with the project. Signage will be limited and will primarily be associated with traffic deviations along San Diego Mission Road and/or enforcing public access restrictions within the active construction site.

Materials Storage

The following are the project-relevant requirements from the 'Materials Storage' discussion of Section 1.4.2 of the City's MSCP Subarea Plan, along with an analysis of project compliance with each requirement.

Prohibit storage of materials (e.g., hazardous or toxic, chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable in any areas that may impact the MHPA, especially due to leakage.

No storage of hazardous or toxic materials is proposed within the MHPA. Any necessary storage for construction would be done in accordance with relevant materials safety regulations.

Flood Control

The City's MSCP Subarea Plan's 'Compatible Land Uses: Flood Control' section includes the following guidance (City of San Diego, 1997):

Flood control should generally be limited to existing agreements with resource agencies unless demonstrated to be needed based on a cost benefit analysis and pursuant to a restoration plan. Floodplains within the MHPA, and upstream from the MHPA if feasible, should remain in a natural condition and configuration in order to allow for the ecological, geological, hydrological, and other natural processes to remain or be restored.

No berming, channelization, or man-made constraints or barriers to creek, tributary, or river flows should be allowed in any floodplain within the MHPA unless reviewed by all appropriate agencies, and adequately mitigated. Review must include impacts to upstream and downstream habitats, flood flow volumes, velocities and configurations, water availability, and changes to the water table level.

No riprap, concrete, or other unnatural material shall be used to stabilize river, creek, tributary, and channel banks within the MHPA. River, stream, and channel banks shall be natural, and stabilized where necessary with willows and other appropriate native plantings. Rock gabions may be used where necessary to dissipate flows and should incorporate design features to ensure wildlife movement.

The project would not result in impacts to the San Diego River or the natural floodplain. All work will be conducted from the existing ROW into the designated existing ROW. No berming, channelization, or riprap will be implemented as a part of the project.

MHPA Land Use Adjacency Guidelines (§1.4.3)

The project study area occurs within and adjacent to MHPA land associated with the San Diego River portion of the MSCP Subarea Plan for Urban Areas. Pursuant to the City's MSCP Subarea Plan, any projects occurring within or adjacent to the City's MHPA, or preserve, must adhere to the City's MHPA land use adjacency guidelines. The guidelines and analyses of project conformance are summarized in the Table below:

Table 2. MHPA Land Use Adjacency Guidelines Summary

MHPA Adjacency Guidelines Section 1.4.3 of the HSCP Subarea Plan	Applicability	Implementation
<p><i>Drainage:</i> 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</p>	<p>The majority of the project occurs within the existing ROW. The Project will not result in new storm drain structures.</p>	<p>Discharge from the construction site would be controlled through implementation of Best Management Practices (BMPs). Runoff from the new sidewalk drains into the existing roadway and subsequently enter the existing City of San Diego storm water conveyance system.</p>
<p><i>Toxics:</i> Land uses, such as recreation and agriculture, that use chemicals or generate byproducts such as manure, that are potentially toxic or impactful 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.</p>	<p>The majority of the project occurs within the existing ROW</p>	<p>See prior item for discussion of drainage.</p>
<p><i>Lighting:</i> Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should 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.</p>	<p>No permanent lighting or night work is proposed for this project.</p>	<p>Not Applicable</p>
<p><i>Noise:</i> Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should 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 should also be incorporated for the remainder of the year.</p>	<p>Least Bell's Vireo has the potential to occur within the adjacent areas</p>	<p>Construction will be restricted outside of the nesting season for LBVI [March 15 - September 15].</p>

<p><i>Barriers:</i> 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.</p>	<p>Currently there is an existing chain link fence that separates the designated ROW from the natural wetland habitat associated with the San Diego River. Portions of the existing chain-link fence are damaged from human disturbance.</p>	<p>The project may replace the fence where necessary in order to maintain separation between the sensitive habitats and the existing ROW.</p>
<p><i>Invasives:</i> No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.</p>	<p>No ornamental landscaping is proposed as part of project development. A revegetation plan will not be necessary as there will be no temporary impacts as work will be conducted within the existing ROW.</p>	<p>Not Applicable</p>
<p><i>Brush Management:</i> New residential development located adjacent to and topographically above the 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 MHPA.</p>	<p>The project would not require brush management as it would not include any flammable structures requiring fire protection.</p>	<p>Not Applicable</p>
<p><i>Grading/Land Development:</i> Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.</p>	<p>All project features and grading have been included in the project impact area included in this analysis. All impact areas are included in the development footprint shown in Attachment 1 of this report.</p>	<p>Not Applicable</p>
<p>MHPA: Multi-Habitat Planning Area; HSCP: Health and Safety Contingency Plan; MM: Mitigation Measure; DSD: Development Services Department; MMC: Mitigation Monitoring Coordination.</p>		

General Management Directives (§1.5.2)

Much of City's MSCP Subarea Plan General Management Directives (§1.5.2) apply to management of lands preserved under the program, which is the responsibility of the City of San Diego as set forth under the MSCP implementing agreement. Generally, the department with ownership of MHPA lands preserved under the MSCP has responsibility for management required under the MSCP. For the project study area, the land is owned by the City's Department of Park and Recreation, so management would generally be under their domain.

Section §1.5.2 does include directives regarding mitigation and restoration that would be applicable to the project, however. Each directive and analysis of each is provided below.

Mitigation

Mitigation, when required as part of project approvals, shall be performed in accordance with the City of San Diego Environmentally Sensitive Lands Regulations (ESL) and Biology Guidelines.

No mitigation is required for this project as impacts to upland habitats are minimal and considered not significant under CEQA.

Restoration

Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City. Where covered species status identifies the need for reintroduction and/or increasing the population, the covered species will be included in restoration/revegetation plans, as appropriate. Restoration or revegetation proposals will be required to prepare a plan that includes elements addressing financial responsibility, site preparation, planting specifications, maintenance, monitoring, and success criteria, and remediation and contingency measures. Wetland restoration/revegetation proposals are subject to permit authorization by federal and state agencies.

No restoration or revegetation is needed for this project as impacts to ESL are not considered significant and all temporary impacts are within the existing ROW.

Impact Analysis

The project would not result in significant impacts on sensitive habitats or species. In accordance with the San Diego Municipal Code Land Development Code Biology Guidelines (2012) the project would not result in direct, indirect, or cumulative impacts, and impacts on biological resources would be less than significant. In order to avoid any impacts to general nesting birds; all construction activities will be restricted outside of the general nesting bird season (February 1 to September 15).

If you have any questions, please call me at 619-533-4107.

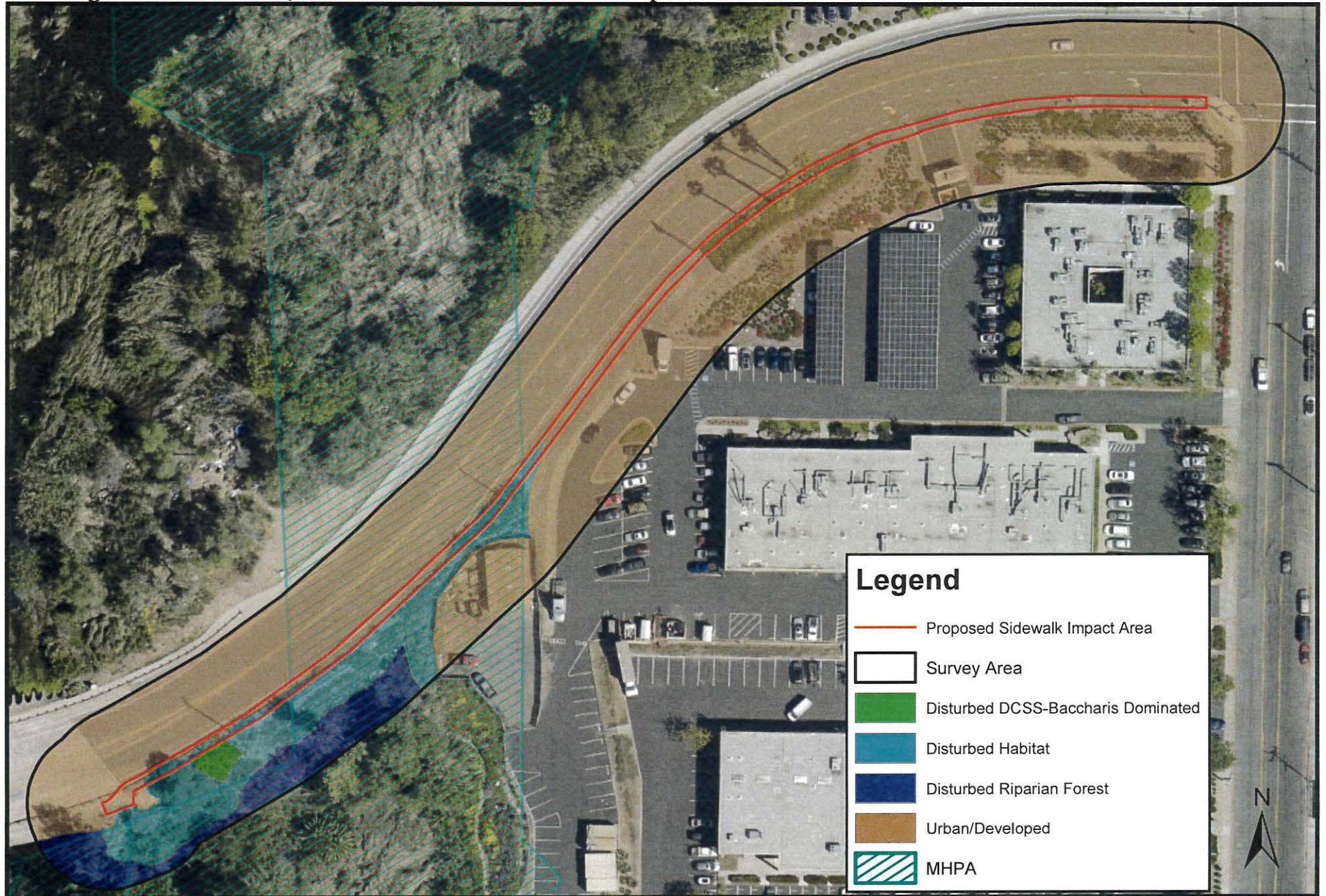
Rebecca Alvidrez

Biologist III



- Attachments: 1. Vegetation Communities Map
2. Photo Compendium

San Diego Mission Road w/o Fairmount Avenue Sidewalk Improvements



COMMUNITY NAME: Mission Valley/Navajo
Date: November 13, 2018

FOR QUESTIONS ABOUT THIS PROJECT
Call: 619-533-4207
Email: engineering@sandiego.gov



COUNCIL DISTRICT: 7
SAP ID: B-13130

ATTACHMENT A – SITE PHOTOGRAPHS



Photo 1. This photo shows the small patch of Diegan Coastal Sage Scrub-Baccharis-dominated within the ROW of which 36 square feet will be impacted.



Photo 2. This photo shows the disturbed habitat within the ROW facing west.





Photo 3 This photo shows the disturbed habitat within the ROW facing east.



Photo 4. This photo shows the existing chain-link fence that separates the ROW from the riparian habitat within the San Diego River.



THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154