

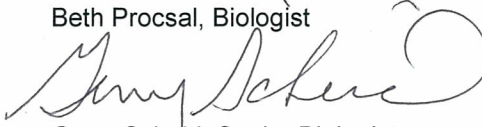


Biological Resources
Report for the Uptown,
North Park, Golden Hill
Community Plan Updates,
City of San Diego
Project No. 30330/304032
SCH No. 2004651076

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- 1: CPU Areas on City 800' Maps
- 2: Parcels with the Potential for Sensitive Vegetation Impacts

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Acronyms

BMP	Best Management Practices
CDFW	California Department of Fish and Wildlife (formerly California Department of Fish and Game)
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
CPU	Community Plan Update
ED	Environmental Designee
ESL	Environmentally Sensitive Lands
FESA	Federal Endangered Species Act
IA	Implementing Agreement
ITP	Incidental Take Permit
LDC	Land Development Code
MBTA	Migratory Bird Treaty Act
MHPA	Multi-Habitat Planning Area
MMC	Mitigation Monitoring Coordination
MSCP	Multiple Species Conservation Program
RWQCB	Regional Water Quality Control Board
SanGIS	San Diego Geographic Information Source
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

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1.0 Introduction

The City of San Diego is preparing comprehensive community plan updates (CPUs) for the communities of Uptown, North Park, and Golden Hill. The Uptown, North Park, and Golden Hill CPU areas encompass approximately 5,656 acres in the city of San Diego, California (Figures 1-3c and Attachment 1).

The Uptown, North Park, and Golden Hill CPUs identify Village types for each community consistent with General Plan policies regarding village land use and design policies, including: appropriate land use intensity and density, mobility improvements, provision of public spaces (including zoning incentives or bonuses); as well as conversion of land use categories to those specified in the General Plan. Each of the CPUs propose the designation of appropriate residential density and intensity of uses for the respective community, based upon General Plan guidance and existing opportunities and constraints; and includes design guidelines within each Community Plan's Urban Design element to address: building height (including a reduction in the maximum height permitted in Uptown), commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary. Identification of improvements to existing mobility infrastructure is evaluated for each community to increase bicycle, pedestrian, and transit use, including a separate study for a streetcar line in Uptown.

The CPUs evaluate the preservation of neighborhood character and historic resources for each community through the identification of new and expanded historic districts and the development of design guidelines for single-family and hillside neighborhoods. Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan area are also included within each CPU.

Relative to biological resources, the CPUs' actions with the most direct applicability to biology include:

- Revisions to the open space boundary for each community based on updated open space mapping to exclude developed areas and identify areas for resource conservation;
- Concurrent Multi-Habitat Planning Area (MHPA) Boundary Line Correction;
- Adoption of an overlay zone to address setbacks and additional design measures to ensure that future development will not impact the adjacent open space; and
- Policies contained in the Conservation Element relating to preservation of biological resources.

This document provides information pertaining to the existing biological resources in each of the CPU areas and what anticipated impacts from the comprehensive updates to these

three community plans may have on sensitive vegetation communities and species. Discussed within are the methods by which each community is evaluated, the regulatory framework, impact analysis, and mitigation per CPU area. All analyses are conducted at the program-level. This information will be used in the development of the CPUs and associated California Environmental Quality Act (CEQA) documents.

2.0 Methods

Data on vegetation, MHPA boundary corrections, and open space were provided by the City of San Diego. The CPU boundaries were also provided by the City of San Diego. Base data files were modified as noted below in Sections 2.1.1 through 2.2 to correct data to match the existing condition.

The analysis of biological resources for each CPU area was performed at the plan level using the existing base data files and other available data. Data from the California Natural Diversity Data Base (CNDDDB) was used to provide information on potential sensitive plant and wildlife species occurrences. Additional Geographical Information System (GIS) data was used to provide more detailed information on areas of potential effect within each plan area. This additional data included the location of individual private lots that helped identify areas where brush management could occur in the future.

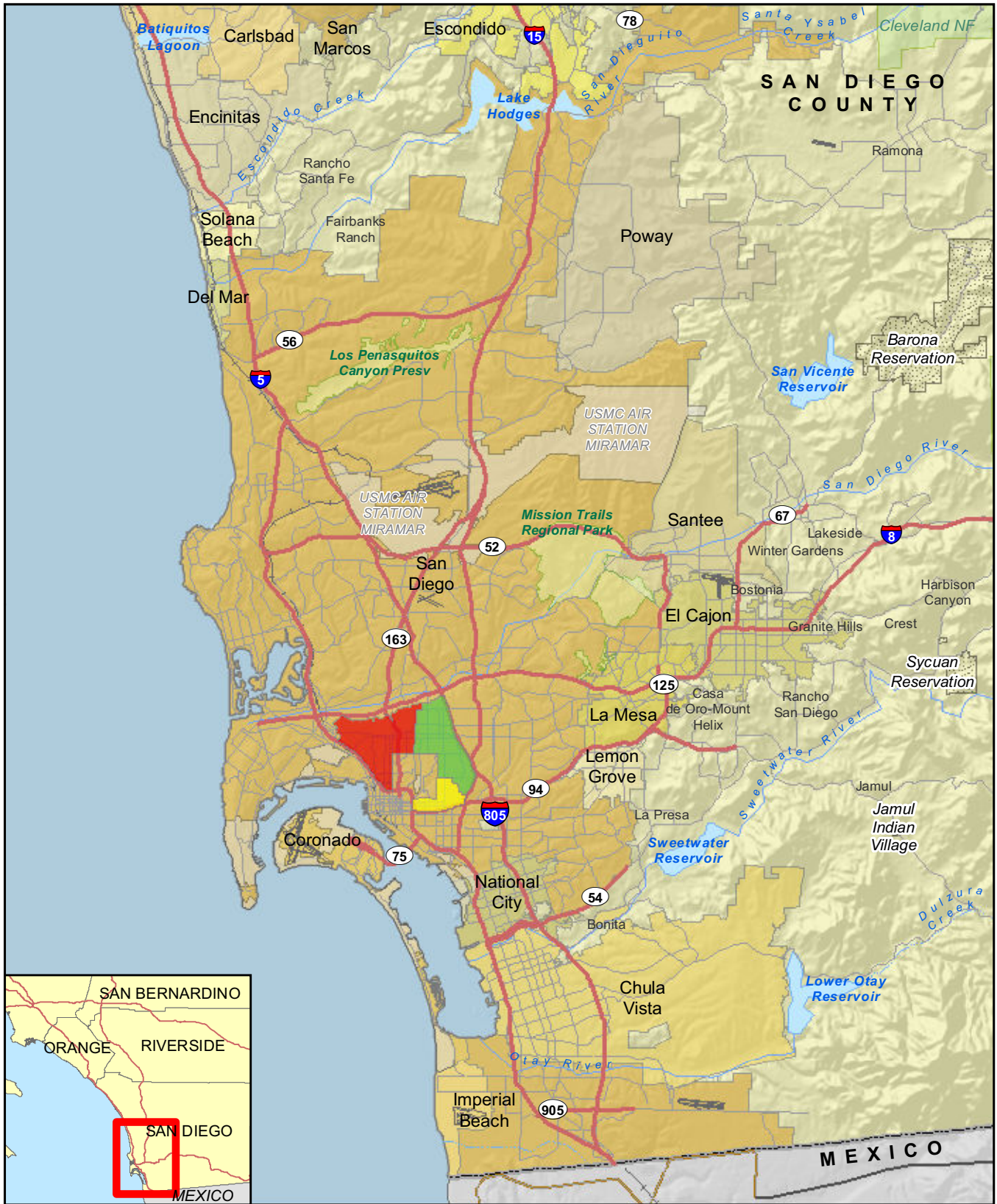
2.1 Botanical Resources

2.1.1 Vegetation Communities

The base vegetation community mapping is taken primarily from the San Diego Association of Governments (1995) digital file for the Multiple Species Conservation Program (MSCP). This vegetation mapping was updated using information from an aerial photograph of the area (SanGIS 2012). Additional updates to the vegetation map were done as part of the community plan updates and typically included areas that were mapped as native vegetation, but showed as developed on the 2012 aerial photo.

Field work was conducted to verify the type of vegetation occurring in specific areas within the CPU boundaries where the existing vegetation mapped was in question. In particular, some individual lots identified as potentially having greater than one-tenth of an acre of native vegetation where corrections to the MHPA boundary are proposed were field checked.

Vegetation community classifications follow Holland (1986) and Oberbauer (1996). Assessments of the sensitivity of habitats are based primarily on the California Native Plant Society (CNPS; 2012), the California Natural Diversity Data Base (CNDDDB; State of California 2014), City of San Diego (1997 and 2012), U.S. Fish and Wildlife Service (USFWS; 2002), and Holland (1986).

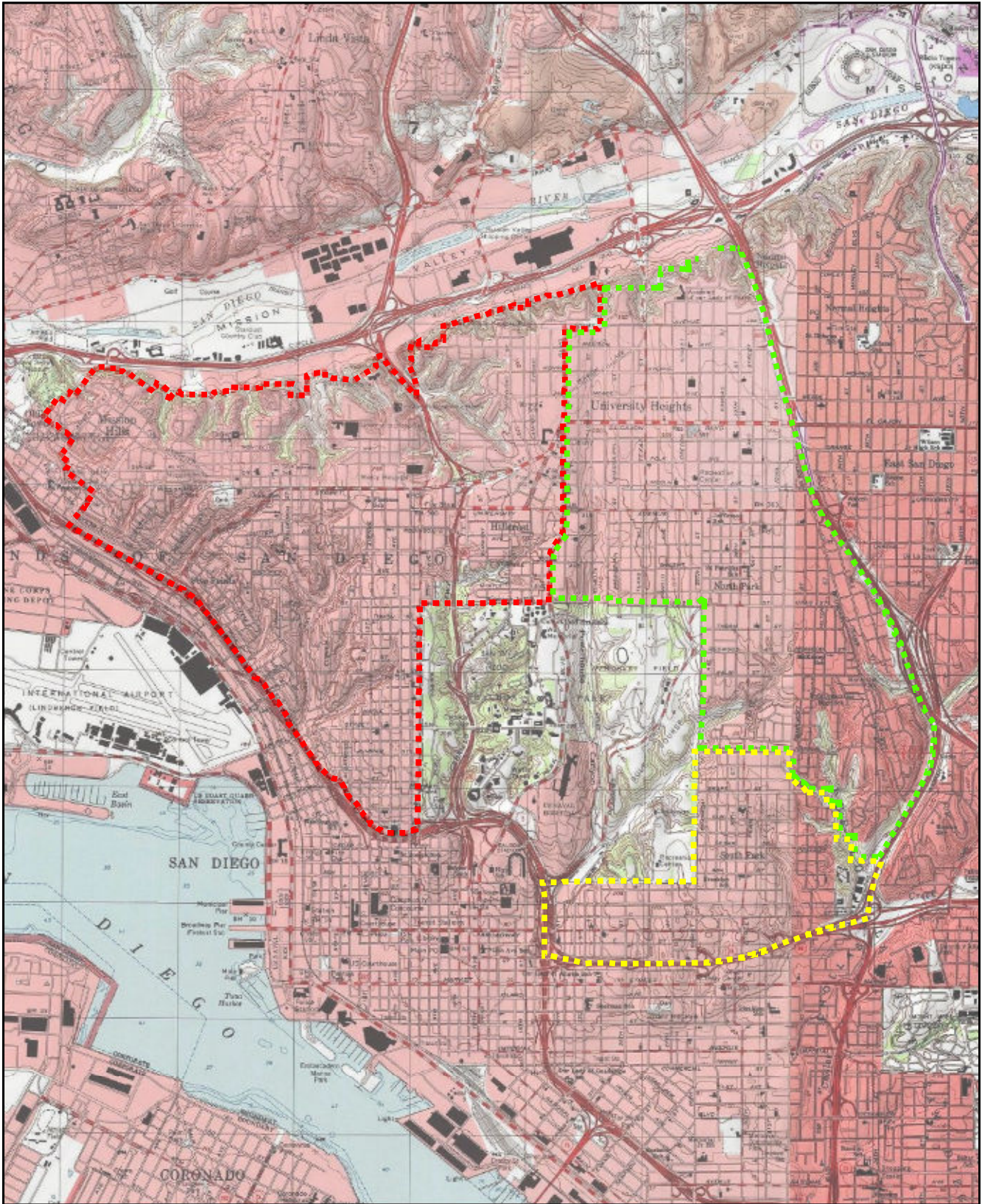


Community Plan Boundaries

- Uptown
- North Park
- Golden Hill

FIGURE 1

Regional Location



Community Plan Boundaries

-  Uptown
-  North Park
-  Golden Hill

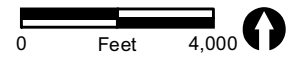
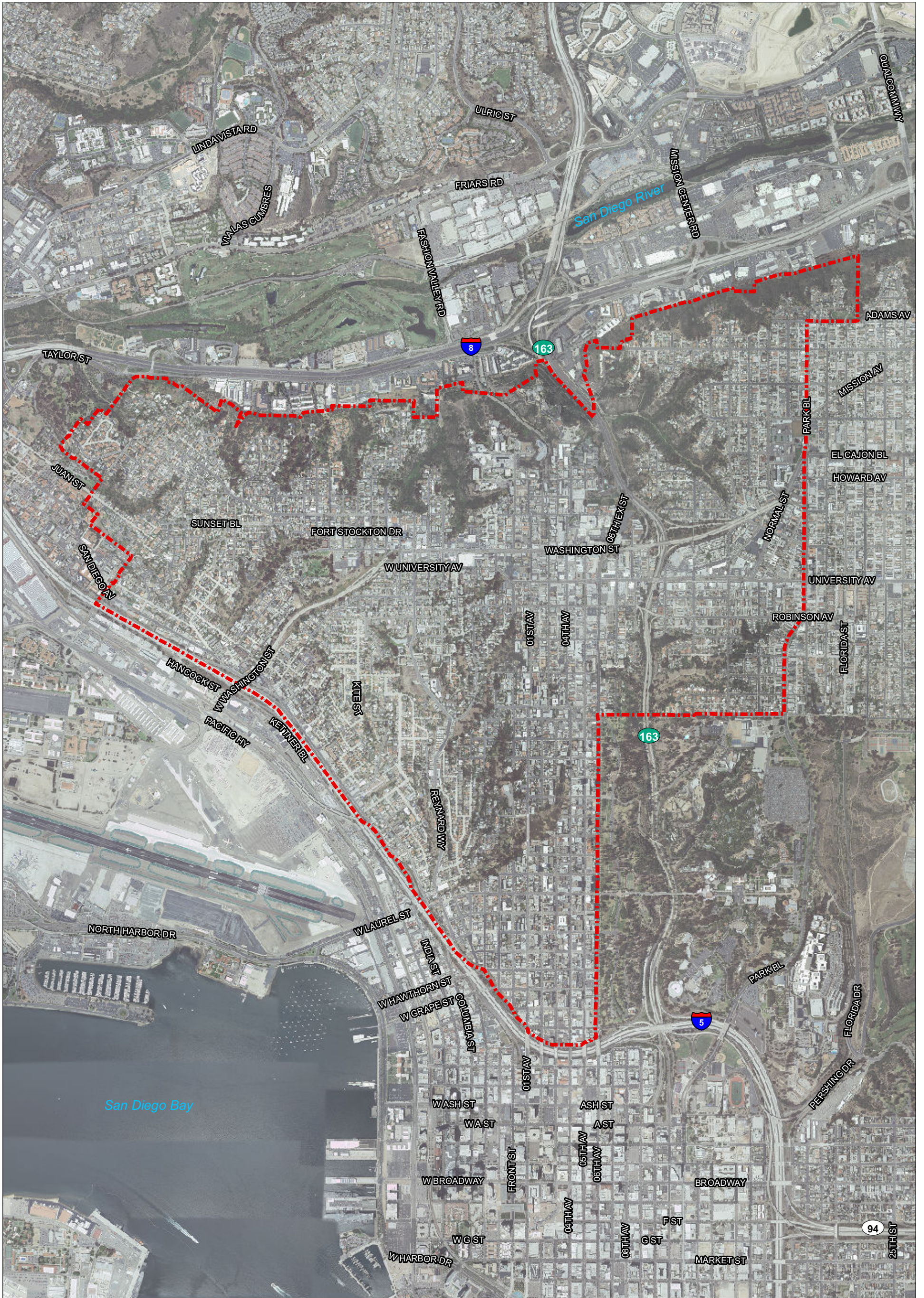


FIGURE 2
Project Location on USGS Map




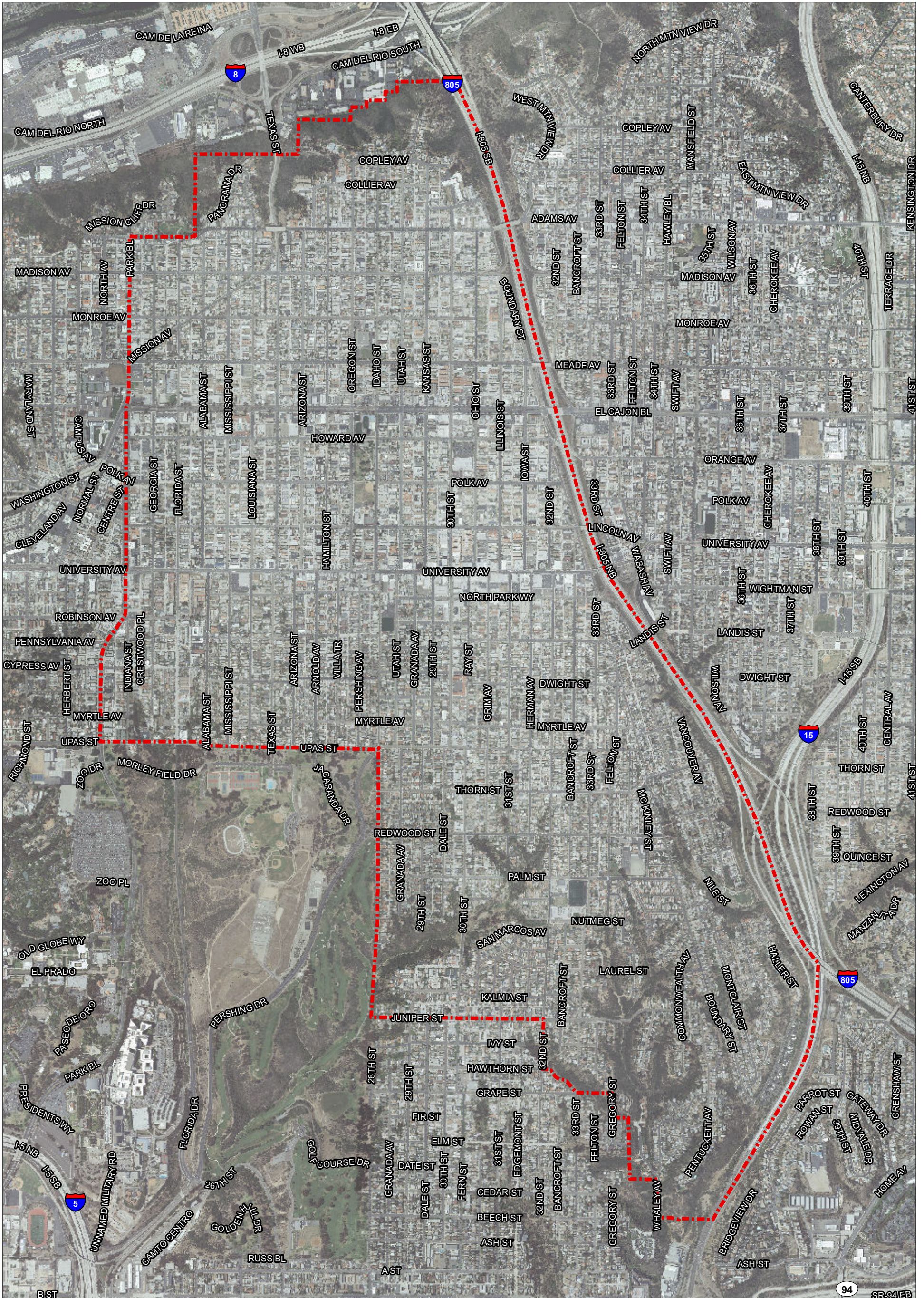
 Uptown Community Plan Boundary

FIGURE 3a

Location of the Uptown Community Plan Area on Aerial Photograph

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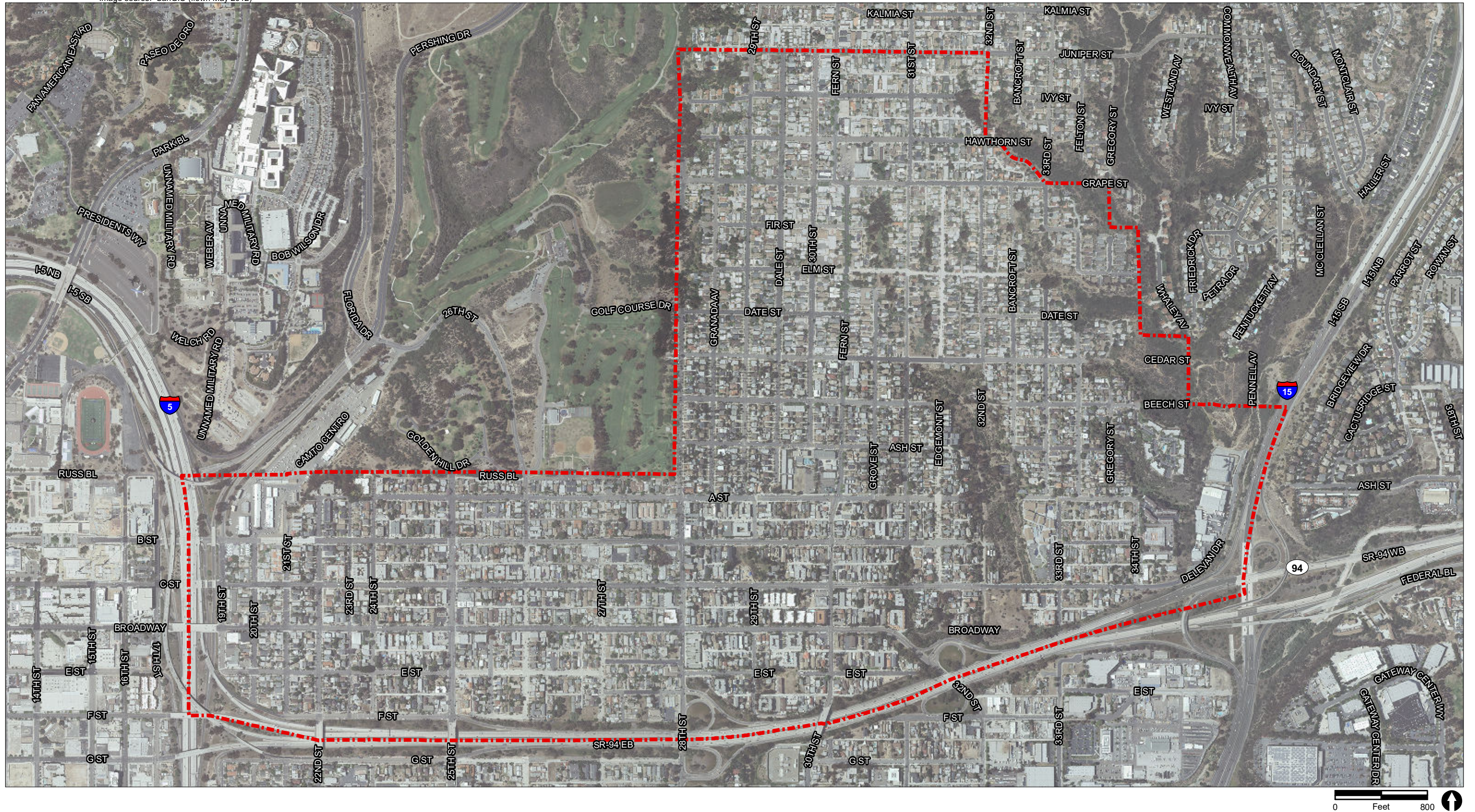


 North Park Community Plan Boundary

FIGURE 3b

Location of the North Park CPU Area on Aerial Photograph

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 Golden Hill Community Plan Boundary

FIGURE 3c

Location of the Golden Hill
CPU Area on Aerial Photograph

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2.1.2 Sensitive Plants

The locations of sensitive plant species evaluated are from the CNDDDB (State of California 2014). Nomenclature for plant species follows the Jepson Online Interchange (University of California 2014). Assessments of the sensitivity of species are based primarily on CNPS (2012), State of California (2014), City of San Diego (1997 and 2012), and USFWS (2002).

2.2 Sensitive Wildlife

The locations of sensitive wildlife species evaluated are from the CNDDDB (State of California 2013). Zoological nomenclature for birds is in accordance with the American Ornithologists' Union Checklist (2013) and Unitt (2004), for mammals with Jones et al. (1997), for amphibians and reptiles with Crother (2008), and for butterflies with Brown et al. (1992). Assessments of the sensitivity of species are based primarily on State of California (2011 and 2013) and USFWS (2002).

3.0 Existing Conditions

Uptown, North Park, and Golden Hill are urban communities in the City of San Diego and are essentially completely built out. Most of each of the community plan areas are developed and consist of ornamental and non-native vegetation within the urbanized portions. Native vegetation generally occurs within the canyons and areas designated as open space where development has not occurred.

3.1 Soils

The U.S. Department of Agriculture (USDA; 1973) mapped the following soil series in the CPU areas: Gaviota fine sandy loam, Huerhuero loam, Olivenhain cobbly loam, Riverwash, Redding-Urban Land complex, Redding cobbly loam, terrace escarpments, made land, and urban land. Most of the CPU areas are covered by urban lands; the canyons are mostly covered by Huerhuero loam.

3.2 Botanical Resources

A general description of vegetation communities and land cover types mapped within the three communities is described below. There are seven vegetation communities and land cover types present: coastal sage scrub, chaparral, grassland, riparian scrub, eucalyptus woodland, disturbed land, and urban/developed. Acreages of vegetation communities and land cover types mapped within each CPU area are described within the discussion of each community plan area.

3.2.1 Wetland Vegetation Communities

Wetland vegetation communities are dominated by plant species adapted to soils that have periods of prolonged saturation. Wetland vegetation communities are considered sensitive and regulated by the U.S. Army Corps of Engineers (USACE), USFWS, the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the City of San Diego. One wetland community, riparian scrub, occurs in the study area.

Riparian scrub is considered a sensitive wetland habitat under Environmentally Sensitive Lands (ESL) and the City of San Diego's Biology Guidelines. This vegetation community may vary from open to dense and is typically dominated by broad-leafed, winter deciduous trees and/or shrubs. It may contain an understory consisting of sub-shrubs or herbaceous species, although denser stands may prevent the development of understory vegetation. Tree species may include willows (*Salix* spp.), Fremont cottonwoods (*Populus fremontii*), and/or western sycamores (*Platanus racemosa*). Scrubs are generally dominated by riparian shrubs such as mule fat (*Baccharis salicifolia*). Riparian scrub is typically found along major drainages, but also may occur in smaller drainages.

3.2.2 Upland Communities

Upland vegetation communities do not support wetland species. These native vegetation types occur on the drier areas of the mesa, slopes, and canyons in the CPU areas. Six vegetation communities/land cover types are in this category as described below.

3.2.2.1 Grassland

Grassland is characterized by a dense to sparse cover of native and non-native annual grasses, which may include numerous native wildflowers, particularly in years of high rainfall. Grasslands contain species including, but not limited to, needle grasses, bromes, wild oats, ryegrasses, and fescues. Typically, this community includes at least 50 percent cover of the entire herbaceous layer attributable to annual non-native grass species, although other native and non-native plant species may be intermixed (City of San Diego 2012).

These annual plants germinate with the onset of the rainy season and set seeds in the late winter or spring. Grassland is typically found on fine-textured, usually clay, soils that range from being moist or waterlogged in the winter to being very dry during the summer and fall. This community is found in valleys and foothills throughout much of California at elevations below 3,000 to 4,000 feet (Holland 1986).

3.2.2.2 Coastal Sage Scrub

Coastal sage scrub is a plant community comprised of low-growing, aromatic, drought-deciduous, soft-woody shrubs that have an average height of approximately 3 to 4 feet. The plant community is typically dominated by facultatively drought-deciduous species such as California sagebrush (*Artemisia californica*), California buckwheat, and coyote bush (*Baccharis pilularis*) with non-native herbs and grasses growing between and within the shrubs. The vegetation community typically is found on low moisture-availability sites with steep, xeric slopes or clay rich soils that are slow to release stored water. These sites often include drier south- and west-facing slopes and occasionally north-facing slopes, where the community can act as a successional phase of chaparral development (Holland 1986).

3.2.2.3 Chaparral

Chaparral is a plant community typically dominated by broad-leaved sclerophyllous shrubs or small trees that typically range in height range from 4 to 10 feet tall. Chaparral is typically dominated by blue-colored lilacs including Ramona lilac (*Ceanothus tomentosus* var. *olivaceus*), chaparral whitethorn (*C. leucodermis*), and hairy ceanothus (*C. oliganthus*) and may include manzanita (*Arctostaphylos* spp.), toyon (*Heteromeles arbutifolia*), sugar bush (*Rhus ovata*), and mission manzanita (*Xylococcus bicolor*) (Holland 1986). Chaparral typically is found in coastal foothills of San Diego County at elevations below 3,000 feet. It usually occupies canyon slopes or ravines where mesic conditions are present. The vegetation is usually dense, with little or no understory cover, but may include patches of bare soil. Many species in this community are adapted to repeated fires by their ability to stump sprout.

3.2.3 Other Land Cover Types

Three other land cover types are present within the CPU areas. All result from some sort of development, encroachment, or other human disturbance.

3.2.3.1 Urban/Developed

Areas mapped as urban/developed include locations with residential housing, commercial, and industrial land uses. Additionally, urban/developed includes ornamental areas that have been landscaped with non-native species and are actively maintained. This land cover type is found over the majority of the CPU areas.

3.2.3.2 Disturbed Land

Disturbed land includes undeveloped areas where vegetation has been removed and supports primarily non-native plant species. These lands may have also been modified by activities such as off-road vehicle use. Disturbed land is typically located along the interface between the urban habitat areas and undeveloped canyons within the communities.

3.2.3.3 Eucalyptus Woodland

Eucalyptus woodland is comprised of stands of eucalyptus trees (*Eucalyptus* spp.). These trees are not native to the area and are considered invasive species because of their rapid growth rate, broad cover, and allelopathic chemicals contained in their leaf litter that prevents understory species from growing. Once established, eucalyptus groves often form dense canopies that displace native habitats over time (Holland 1986).

3.2.4 Community Plan Area Vegetation

3.2.4.1 Uptown Community Plan Area

The vegetation communities/land cover types that occur within the Uptown community are shown in Figure 4a. Table 1 lists acreages per vegetation community/land cover type.

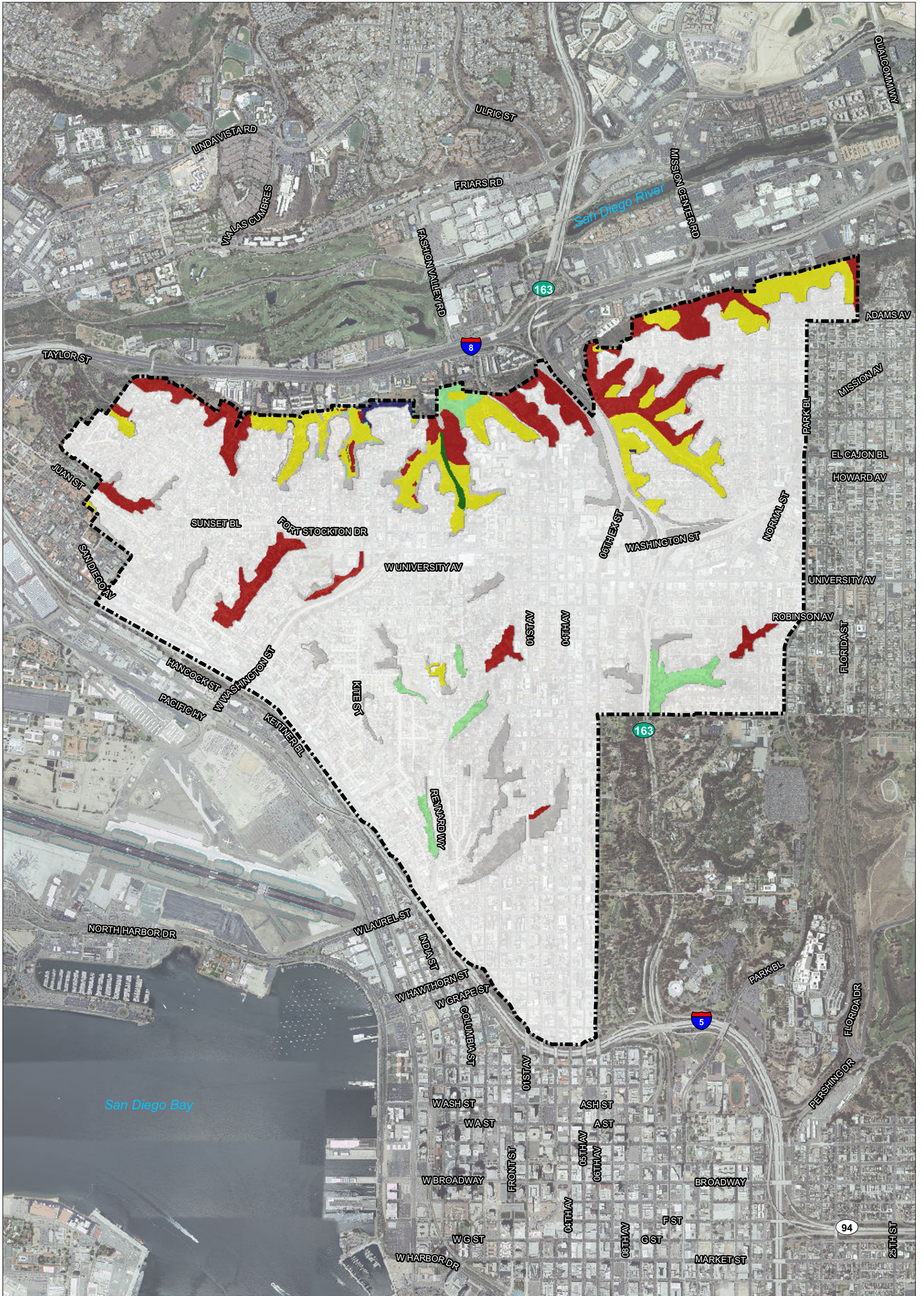
TABLE 1
VEGETATION COMMUNITIES AND LAND COVER TYPES
WITHIN THE UPTOWN CPU AREA
(acres)

Vegetation Community/ Land Cover Type	MSCP Tier	Uptown
Coastal sage scrub	II	154.8
Chaparral	III-A	136.8
Grassland	III-B	36.1
Riparian scrub	n/a	3.3
Eucalyptus woodland	IV	3.8
Disturbed land	IV	107.0
Urban/developed	IV	2,215.3
TOTAL	-	2,657.1

Coastal sage scrub is found primarily along the northern perimeter of the Uptown community and chaparral is found intermixed with the coastal sage scrub within the urban canyons. Grassland can be found dispersed throughout the Uptown community in undeveloped areas, while Eucalyptus woodland is mapped along the northern perimeter of this community plan area. Riparian scrub occurs along the northern perimeter of this community plan area. Disturbed land consists of areas along the edges of urban canyons and undeveloped areas outside of the canyons. The urban/developed land cover type is found over the majority of the CPU area where existing development occurs.

3.2.4.2 North Park Community Plan Area

The vegetation communities/land cover types that occur within the North Park community are shown in Figure 4b. Table 2 lists acreages per vegetation community/land cover type.



Uptown Community Plan Boundary

Existing Vegetation Communities and Land Cover Types

- Coastal Sage Scrub
- Chaparral
- Grassland

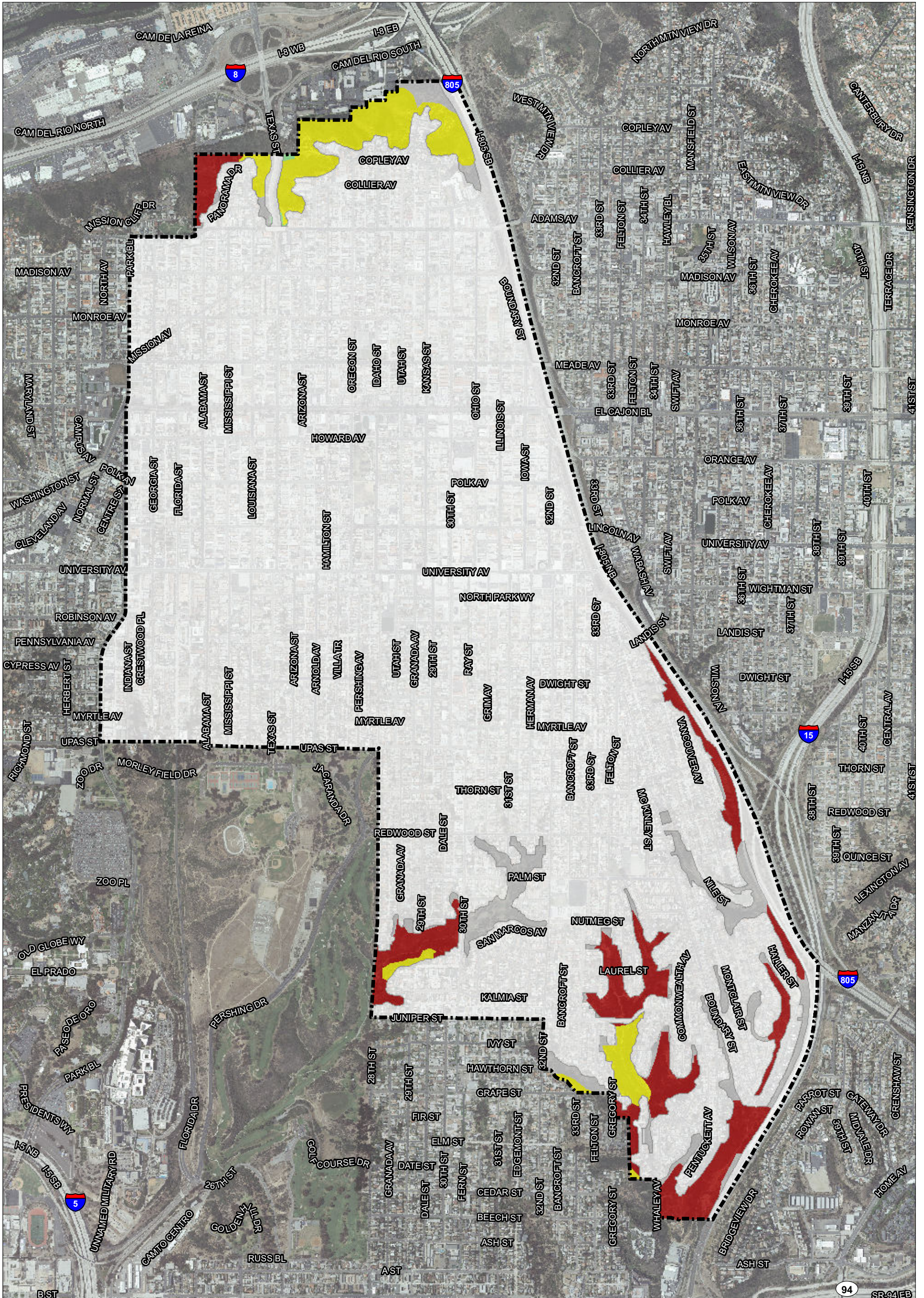
- Riparian Scrub
- Eucalyptus Woodland
- Disturbed Land
- Urban/Developed

0 Feet 1,800

FIGURE 4a

Uptown Community Plan Area – Existing Vegetation Communities and Land Cover Types

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North Park Community Plan Boundary

Existing Vegetation Communities and Land Cover Types

- Coastal Sage Scrub
- Chaparral

- Grassland
- Disturbed Land
- Urban/Developed

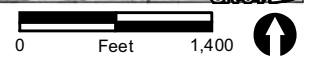


FIGURE 4b

North Park Community Plan Area – Existing Vegetation Communities and Land Cover Types

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TABLE 2
VEGETATION COMMUNITIES AND LAND COVER TYPES
WITHIN NORTH PARK CPU AREA
(acres)

Vegetation Community/ Land Cover Type	MSCP Tier	North Park
Coastal sage scrub	II	100.0
Chaparral	III-A	61.2
Grassland	III-B	0.6
Disturbed land	IV	65.0
Urban/developed	IV	2,026.9
TOTAL	-	2,253.7

Coastal sage scrub is found along the northern and southern perimeters within the canyons of the North Park community and chaparral is found intermixed with the coastal sage scrub. A small acreage of grassland is mapped on the northern perimeter of the North Park community. Disturbed land consists of undeveloped areas that interface the canyons within the community plan area and the urban/developed land cover type covers the majority of this CPU area where existing development has occurred.

3.2.4.3 Golden Hill Community Plan Area

The vegetation communities/land cover types that occur within the Golden Hill community are shown in Figure 4c. Table 3 lists acreages per vegetation community/land cover type.

TABLE 3
VEGETATION COMMUNITIES AND LAND COVER TYPES
WITHIN GOLDEN HILL CPU AREA
(acres)

Vegetation Community/ Land Cover Type	MSCP Tier	Golden Hill
Coastal sage scrub	II	19.0
Chaparral	III-A	10.5
Eucalyptus woodland	IV	10.0
Disturbed land	IV	22.7
Urban/developed	IV	683.3
TOTAL	-	745.5

Coastal sage scrub is mapped along the eastern perimeter of the Golden Hill community plan area within canyons. Chaparral is found adjacent to the coastal sage scrub. Eucalyptus woodland occurs along the northern and western perimeters of the Golden Hill community. Disturbed land consists of undeveloped areas that interface the canyons within the community and the urban/developed land cover type is found over the majority of this CPU area where existing development occurs.

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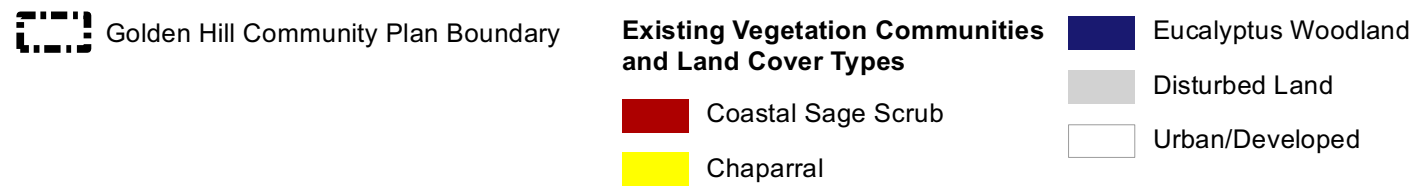
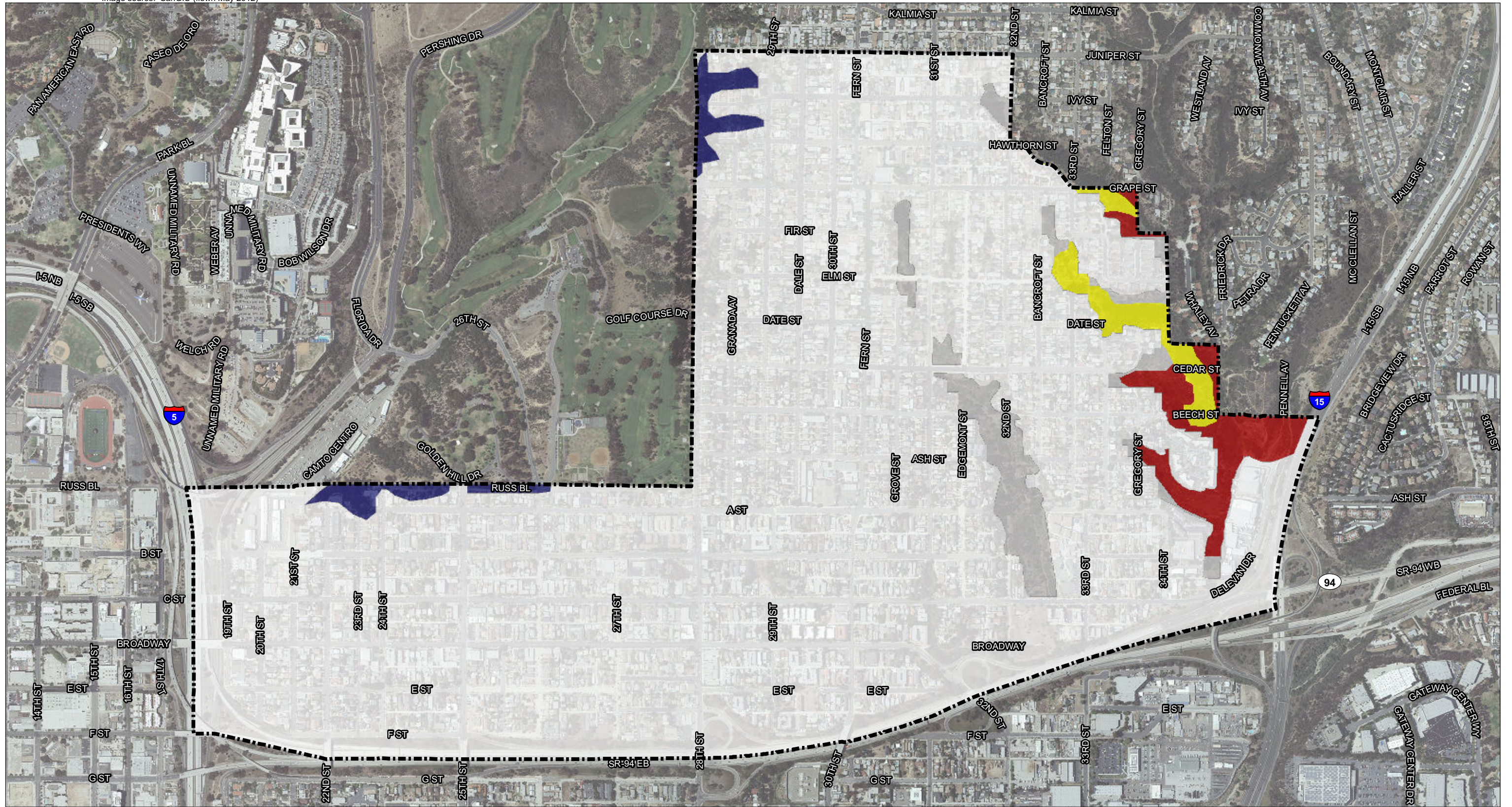


FIGURE 4c

Golden Hill Community Plan Area – Existing Vegetation Communities and Land Cover Types

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3.3 Sensitive Biological Resources

For purposes of this report, species will be considered sensitive if they are: (1) covered species or narrow endemic species under the City of San Diego's MSCP Subarea Plan and Biology Guidelines, (2) listed by state or federal agencies as threatened or endangered or are proposed for listing; (3) on California Rare Plant Rank 1B (considered endangered throughout its range) or California Rare Plant Rank 2 (considered endangered in California but more common elsewhere) of the CNPS Inventory of Rare and Endangered Vascular Plants of California (2012); or (4) considered rare, endangered, or threatened by the California Natural Diversity Data Base (State of California [CNDDDB] 2014) or local conservation organizations or specialists. Noteworthy plant species are considered to be those that are on California Rare Plant Rank 3 (more information about the plant's distribution and rarity needed) and California Rare Plant Rank 4 (plants of limited distribution) of the CNPS Inventory. Sensitive vegetation communities are those identified by the CNDDDB (Holland 1986), the Jepson Online Interchange (University of California 2014), or identified by the City of San Diego (2012).

Assessments for the potential occurrence of sensitive species are based upon review of species occurrence records from the CNDDDB, known ranges, and habitat preferences for the species relative to habitat types present in each CPU area.

3.3.1 Sensitive Vegetation Communities

Sensitive vegetation communities are those communities that are of highly limited distribution. These communities may also support concentrations of sensitive plant or wildlife species. Within the City of San Diego's Biology Guidelines, upland vegetation communities have been divided into four tiers of sensitivity. Upland vegetation communities that are classified as Tier I (rare uplands), Tier II (uncommon uplands), or Tier III (common uplands) are considered sensitive by the City. Tier IV (other uplands) vegetation communities are not considered sensitive (City of San Diego 2012). The sensitive vegetation community Tiers present in the CPU areas are shown on Figures 5a-5c and summarized below.

Coastal sage scrub, in pristine or disturbed condition, is considered sensitive by federal and state resource agencies due to the scarcity of this vegetation community and the number of sensitive species associated with it. This vegetation community is categorized as a Tier II vegetation community and is mapped within all three CPU areas.

Chaparral is categorized as a Tier IIIA vegetation community. Tier IIIA communities, although common, are considered sensitive as they may support a variety of rare plant and animal species. Chaparral is also mapped within all three CPU areas.

Grassland is classified as a Tier IIIB community. Tier IIIB habitat is considered less valuable than native habitat, but still provides foraging habitat for many species, particularly raptors,

and may support a variety of rare plant and animal species. Grassland is found within the North Park and Uptown community plan areas.

Riparian scrub is considered a sensitive wetland habitat by the City of San Diego and resource agencies. This sensitive wetland habitat is found only within the Uptown community plan area.

3.3.2 Sensitive Plant Species

The sensitive plant species below are known to occur within the three CPU areas based on information obtained from CNDDDB (State of California 2014). Precise locations of sensitive plant species is not available for this program-level analysis and would be identified through on-site reconnaissance and project-level analysis in conjunction with any proposed future development projects. Tables 4a-4c list the sensitive plant species with known occurrences in each CPU area. General descriptions of these sensitive plant species, and which community plan area they are known to occur, are described below.

3.3.2.1 Listed and MSCP-Covered Plant Species

The sensitive plant species discussed below have known historical occurrences within the CPU areas based on information obtained from CNDDDB (State of California 2013). Precise locations of sensitive plant species are not available for this plan-level analysis and would be identified through on-site reconnaissance in conjunction with future projects with the potential to impact sensitive biological resources. The distribution of suitable habitat within the CPU areas was used to determine the potential for occurrence of sensitive plant species for the plan level of analysis. Potential areas of effect to sensitive plant species were identified in remnant native habitat existing at the interface of development and the adjacent urban canyons. Native habitat also exists within the canyons. The remaining CPU areas are built out and do not support sensitive biological resources.

The GIS analysis showed that only very small areas (less than 0.1 acre per lot) of native habitat may remain on individual lots adjacent to canyon edges that may be impacted by edge effects (e.g., brush management zone 1). Therefore, it was determined that sensitive plant species have a low potential to occur within these areas. The GIS analysis also showed that sensitive plant species have the potential to occur further downslope within the relatively undisturbed native habitats. However, these areas are outside of any potential plan level impacts (i.e., development is not expected to occur), therefore, no significant impacts to sensitive plant species are anticipated to occur.

Sensitive plant species could potentially occur within relatively undisturbed native habitats in the canyon areas of the community plans. However, the plan updates involve little or no change to the open space or MHPA designations in the urban canyons. Potentially occurring sensitive species would be conserved in accordance with ESL regulations, the Biology Guidelines, and the provisions of the MSCP Subarea Plan. This is discussed further in Section 5.1, Project Impacts.

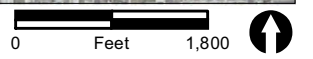
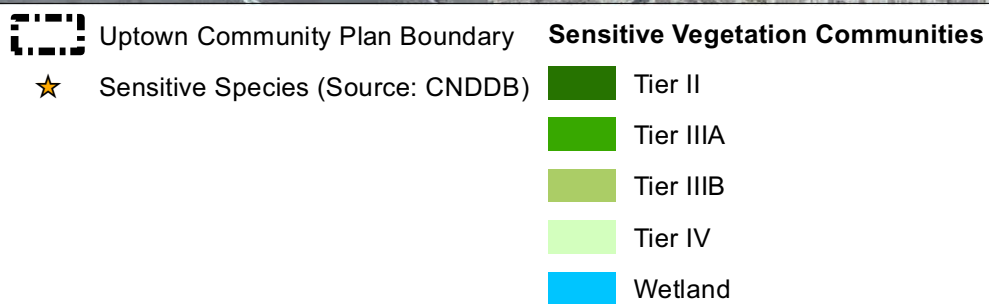
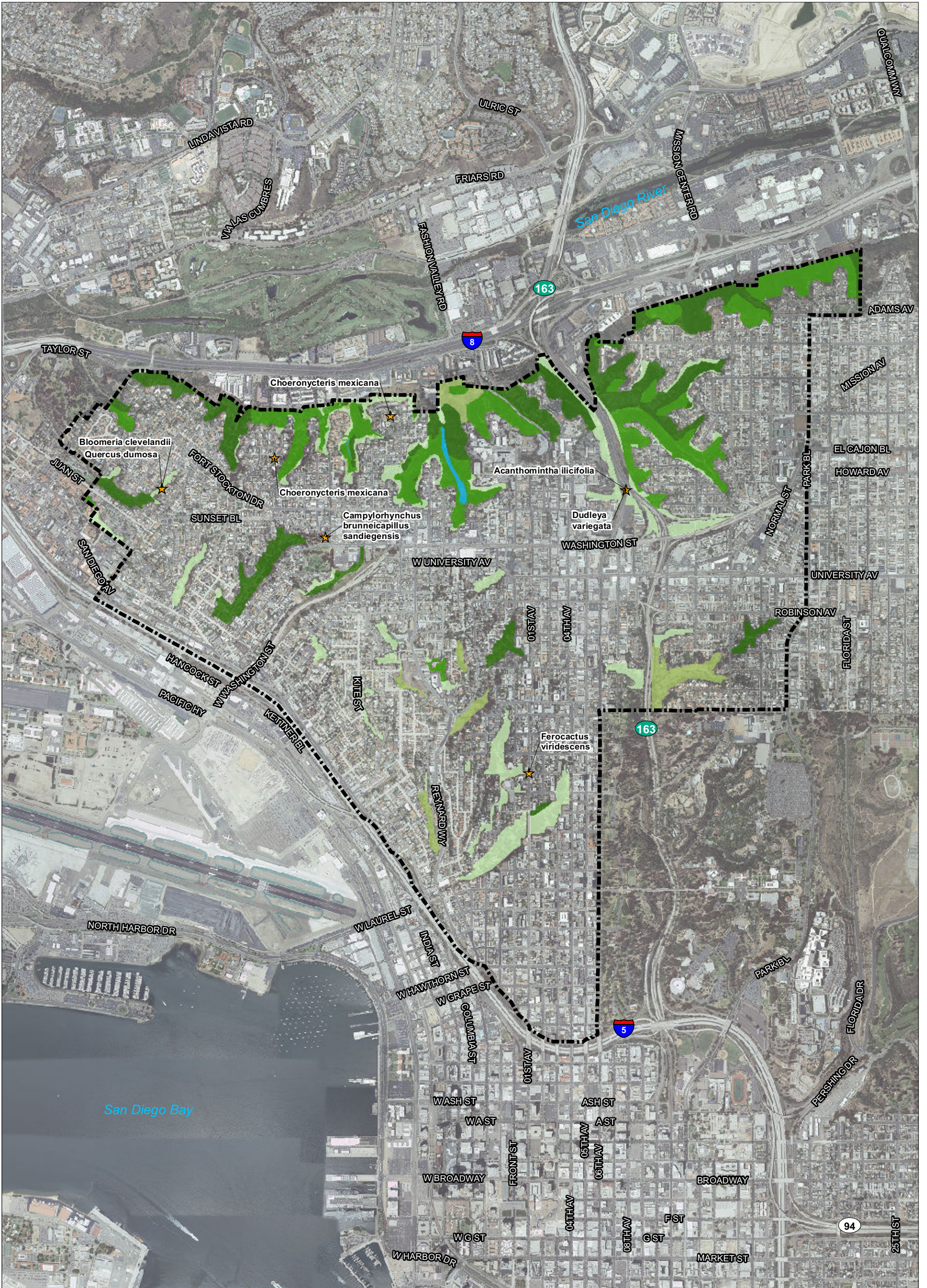
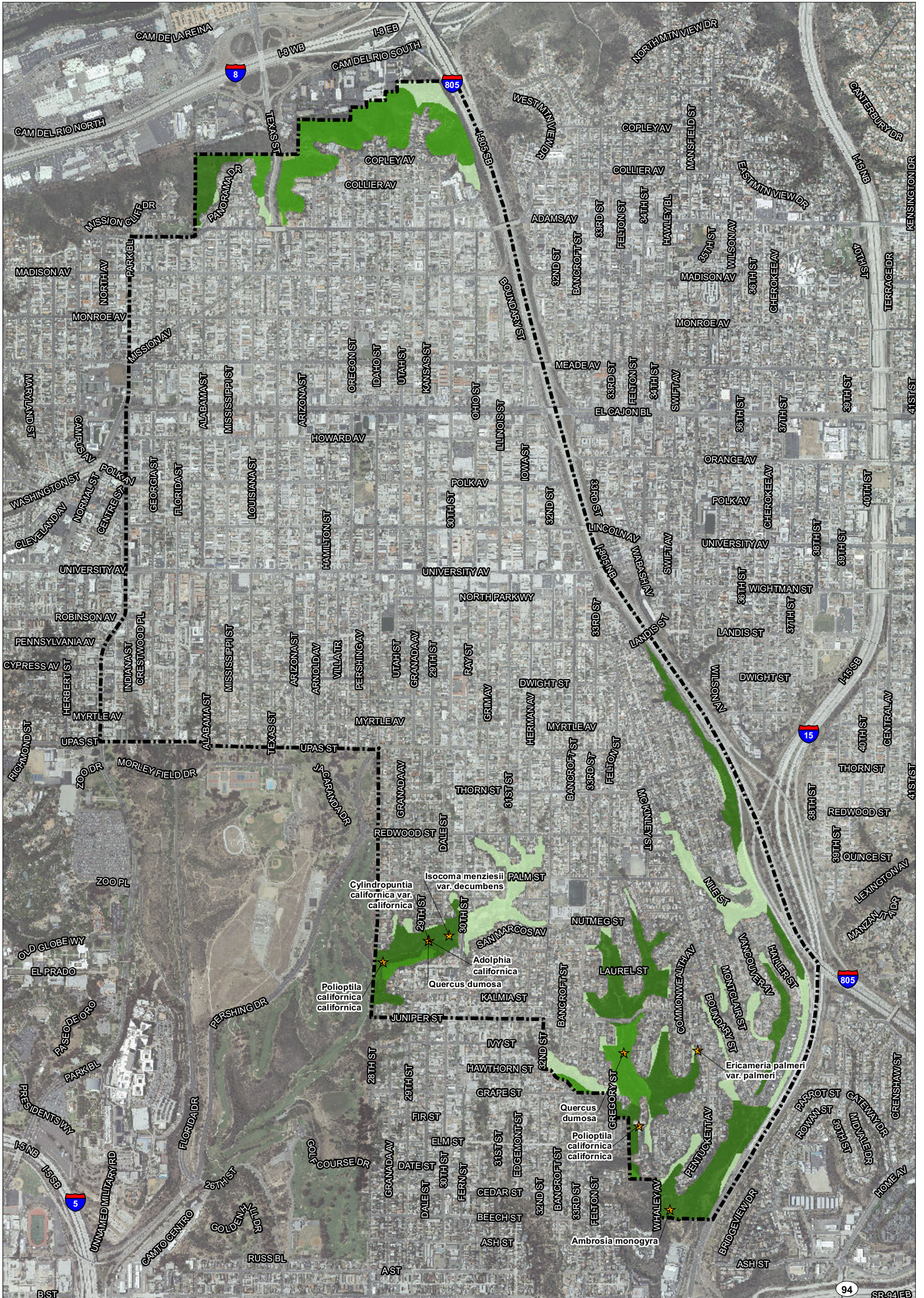








FIGURE 5a

Uptown Community Plan Area – Sensitive Biological Resources

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-  North Park Community Plan Boundary
-  Sensitive Species (Source: CNDDB)

- Sensitive Vegetation Communities**
-  Tier II
 -  Tier IIIA
 -  Tier IIIB
 -  Tier IV


0 Feet 1,400 

FIGURE 5b

North Park Community Plan Area – Sensitive Biological Resources

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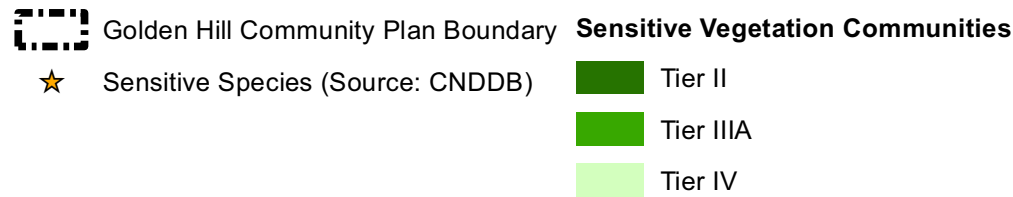
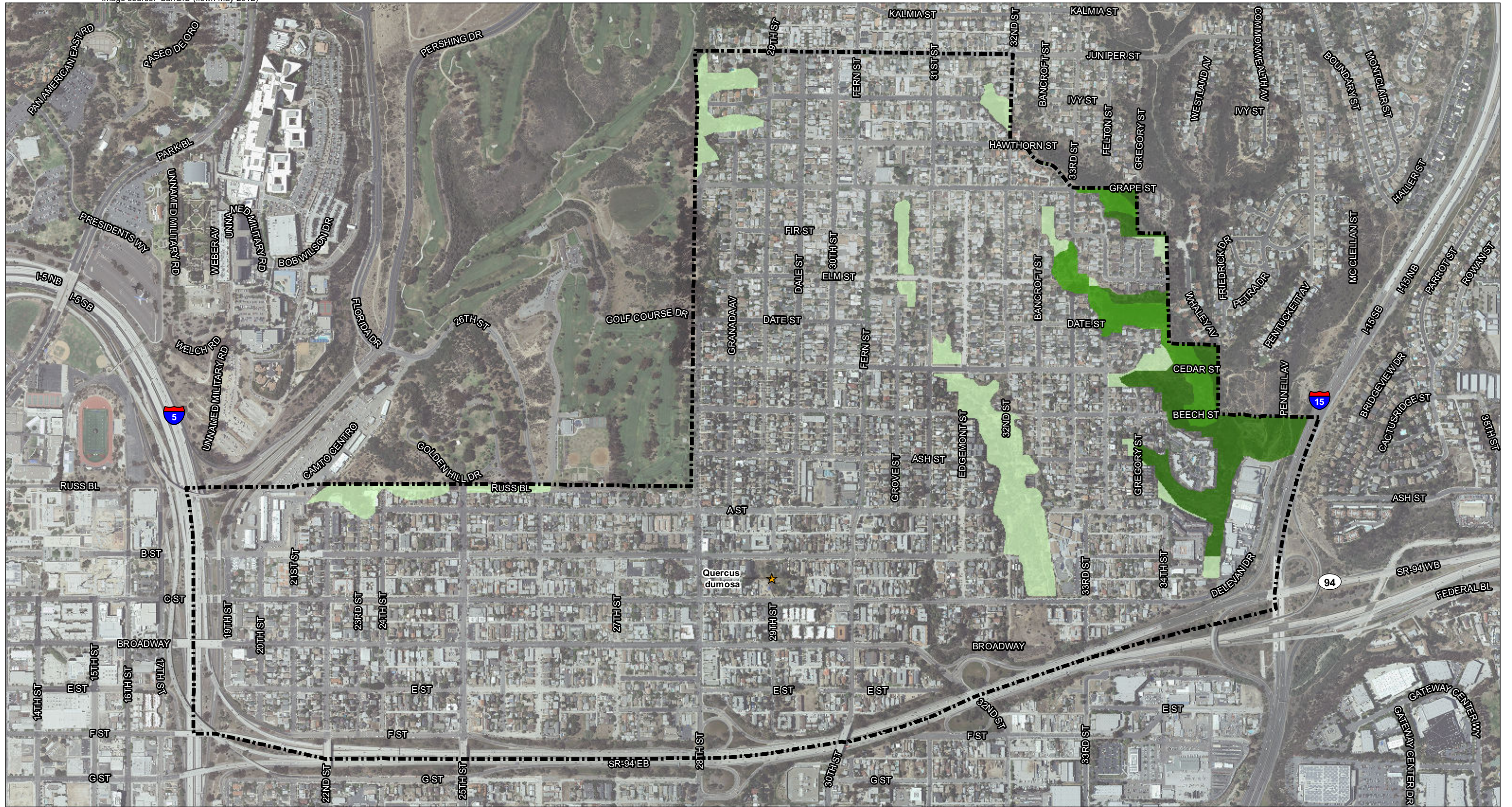


FIGURE 5c

Golden Hill Community Plan Area – Sensitive Biological Resources

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TABLE 4a
SENSITIVE PLANT SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE UPTOWN COMMUNITY

Species	State/ Federal Status	CNPS Rare Plant Ranking	City of San Diego	Habitat/Blooming Period
ANGIOSPERMS: DICOTS				
CACTACEAE	CACTUS FAMILY			
<i>Ferocactus viridescens</i> San Diego barrel cactus	--	2.1	MSCP	Succulent; chaparral, coastal sage scrub, valley and foothill grassland, vernal pools; blooms May–June; elevation less than 1,500 feet.
CRASSULACEAE	STONECROP FAMILY			
<i>Dudleya variegata</i> Variegated dudleya	--	1B.2	NE, MSCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms May–June; elevation less than 2,000 feet.
FAGACEAE	OAK FAMILY			
<i>Quercus dumosa</i> Nuttall's scrub oak	--	1B.1	–	Evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub, sandy and clay loam soils; blooms Feb.–March; elevation less than 1,300 feet.
LAMIACEAE	MINT FAMILY			
<i>Acanthomintha ilicifolia</i> San Diego thornmint	CE/FT	1B.1	NE, MSCP	Annual herb; chaparral, coastal sage scrub, and grasslands on friable or broken clay soils; blooms April–June; elevation less than 3,100 feet.
ANGIOSPERMS: MONOCOTS				
THEMIDACEAE				
<i>Bloomeria [=Muilla] clevelandii</i> San Diego goldenstar	--	2.1	MSCP	Perennial herb (bulbiferous); chaparral, coastal sage scrub, valley and foothill grassland, vernal pools, clay soils; blooms May; elevation 170–1,500 feet.

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
 FT = Federally listed threatened

STATE LISTED PLANTS

CE = State listed endangered

CITY OF SAN DIEGO

NE = Narrow endemic
 MSCP = Multiple Species Conservation Program covered species

CALIFORNIA NATIVE PLANT SOCIETY RARE PLANT RANKINGS

- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
- 2 = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
- 3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
- 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
- .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
- .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat)
- .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known)

TABLE 4b
SENSITIVE PLANT SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE NORTH PARK COMMUNITY

Species	State/ Federal Status	CNPS Rare Plant Ranking	City of San Diego	Habitat/Blooming Period
ANGIOSPERMS: DICOTS				
ASTERACEAE		SUNFLOWER FAMILY		
<i>Ambrosia monogyra</i> [= <i>Hymenoclea monogyra</i>] singlewhorl burrobrush	--	2B.2	-	Perennial shrub; sandy, chaparral, Sonoran desert scrub; blooms Aug–Nov; elevation 30–1,650 feet.
<i>Ericameria palmeri</i> var. <i>palmeri</i> [= <i>E. palmeri</i> ssp. <i>palmeri</i>] Palmer's goldenbush [=Palmer's ericameria]	--	1B.1	MSCP	Perennial evergreen shrub; chaparral coastal sage scrub, typically in mesic areas; blooms July–Nov.; elevation less than 2,000 feet. Known from six occurrences in California.
<i>Isocoma menziesii</i> var. <i>decumbens</i> decumbent goldenbush	--	1B.2	-	Perennial shrub; chaparral, coastal sage scrub, sandy soils, often in disturbed areas; blooms April–Nov.; elevation less than 500 feet.
CACTACEAE		CACTUS FAMILY		
<i>Cylindropuntia</i> [= <i>Opuntia</i>] <i>californica</i> var. <i>californica</i> Snake cholla	--	1B.1	NE, MSCP	Succulent shrub; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.
FAGACEAE		OAK FAMILY		
<i>Quercus dumosa</i> Nuttall's scrub oak	--	1B.1	-	Evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub, sandy and clay loam soils; blooms Feb.–March; elevation less than 1,300 feet.
RHAMNACEAE		BUCKTHORN FAMILY		
<i>Adolphia californica</i> California adolphia	--	2B.1	-	Perennial deciduous shrub; Diegan coastal sage scrub and chaparral; clay soils; blooms Dec.–May; elevation 100–2,500 feet.

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
 FT = Federally listed threatened

STATE LISTED PLANTS

CE = State listed endangered

CITY OF SAN DIEGO

NE = Narrow endemic
 MSCP = Multiple Species Conservation Program covered species

TABLE 4b
SENSITIVE PLANT SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE NORTH PARK COMMUNITY
(continued)

CALIFORNIA NATIVE PLANT SOCIETY RARE PLANT RANKINGS

- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
- 2 = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
- 3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
- 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
- .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
- .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat)
- .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known)

TABLE 4c
SENSITIVE PLANT SPECIES KNOWN OR WITH THE POTENTIAL TO OCCUR IN THE GOLDEN HILL COMMUNITY

Species	State/ Federal Status	CNPS Rare Plant Ranking	City of San Diego	Habitat/Blooming Period
ANGIOSPERMS: DICOTS				
FAGACEAE	OAK FAMILY			
<i>Quercus dumosa</i> Nuttall's scrub oak	-/-	1B.1	-	Evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub, sandy and clay loam soils; blooms Feb.-March; elevation less than 1,300 feet.

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
 FT = Federally listed threatened

STATE LISTED PLANTS

CE = State listed endangered

CITY OF SAN DIEGO

NE = Narrow endemic
 MSCP = Multiple Species Conservation Program covered species

CALIFORNIA NATIVE PLANT SOCIETY RARE PLANT RANKINGS

- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
- 2 = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
- 3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
- 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
- .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
- .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat)
- .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known)

San Diego thornmint (*Acanthomintha ilicifolia*). San Diego thornmint is federally listed as threatened and state listed as endangered (USFWS 1998, State of California 2014). It is considered a narrow endemic under the MSCP and has a CNPS Rare Plant Ranking of 1B.1 (rare, threatened, or endangered in California and elsewhere; seriously endangered in California) (City of San Diego 1997; CNPS 2012). This annual herb in the mint family (Lamiaceae) flowers from April through June. It is known to occur at elevations between 30 and 3,200 feet in San Diego County and in northern Baja California. Preferred habitat is friable or cracked clay soil in grassy openings within chaparral and coastal scrub (Reiser 2001). This species has known occurrences within the Uptown community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

San Diego goldenstar (*Bloomeria [=Muilla] clevelandii*). San Diego goldenstar is a covered species under the MSCP and has a CNPS Rare Plant Ranking of 1B.1 (rare, threatened, or endangered in California, but more common elsewhere; seriously endangered in California) (City of San Diego 1997; CNPS 2012). San Diego goldenstar is a bulbiferous herb of the Brodiaea family (Themidaceae). This species is found only in southwestern San Diego County and northern Baja California, where it occurs on clay soils in coastal sage scrub, chaparral, and grassland habitats (Munz 1974). It is a perennial bulb threatened by loss, degradation, and conversion of habitat. This species has known occurrences within the Uptown community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Snake cholla (*Cylindropuntia [=Opuntia] californica var. californica*). Snake cholla is considered a narrow endemic species under the MSCP and has a CNPS Rare Plant Ranking of 1B.1 (rare, threatened, or endangered in California and elsewhere; seriously endangered in California) (City of San Diego 1997; CNPS 2012). It is a generally prostrate cactus (Cactaceae family) that may grow up to 9 feet and blooms with yellow or green-yellow flowers in April and May. This variety grows only in southern San Diego County and Baja California, with the northernmost known location in Florida Canyon in Balboa Park (Reiser 2001). Snake cholla occurs in coastal sage scrub and chaparral habitats between 100 and 500 feet elevation (CNPS 2012), most often on dry hillsides. It is associated with Huerhuero loam, Gaviota fine sandy loam, and Redding cobbly loam soils (Reiser 2001). This variety can be distinguished from *C. californica var. parkeri* by its range, prostrate form, and shorter tubercle and longer central spine (Reiser 2001). This species has known occurrences within the North Park community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Variiegated dudleya (*Dudleya variegata*) Variiegated dudleya is considered a narrow endemic species under the MSCP and has a CNPS Rare Plant Ranking of 1B.2 (rare, threatened, or endangered in California and elsewhere; fairly endangered in California) (City

of San Diego 1997, CNPS 2012). This small succulent perennial in the stonecrop family (Crassulaceae) emerges from a corm in spring and produces yellow flowers in May and June. Its range extends from southwestern San Diego County to Baja California. It occurs in coastal sage scrub, grassland, and chaparral habitats below 500 feet. It usually grows in stony places lacking shrub cover, on isolated rocky substrate in grasslands, and on mima mounds near vernal pools. It often occurs on gravelly loam soils (Reiser 2001). This species can be distinguished from many-stemmed dudleya (*D. multicaulis*) by its spoon-shaped, rather than linear, leaves and from Blochman's dudleya (*D. blochmaniae* ssp. *blochmaniae*) by its yellow, rather than white flowers. This species has known occurrences within the Uptown community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Palmer's goldenbush [=Palmer's ericameria] (*Ericameria palmeri* var. *palmeri* [=*E. palmeri* ssp. *palmeri*]). Palmer's goldenbush is a CNPS List 1B.1 species (rare, threatened, or endangered in California and elsewhere; seriously endangered in California) and is a MSCP-covered species (CNPS 2012). This shrub in the sunflower family (Asteraceae) may grow to 5 feet tall and flowers from September to November. Its range extends from San Diego County south into Baja California; the northernmost occurrence is reported from Carmel Valley with most reports from near Jamul and Jamacha (Reiser 2001). It prefers seasonally moist sites, such as coastal drainages or mesic chaparral, but may occur in coastal sage scrub. It is associated with sandy loam soils (Reiser 2001). This species has known occurrences within the North Park community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

San Diego barrel cactus (*Ferocactus viridescens*). San Diego barrel cactus is a covered species under the MSCP and has a CNPS Rare Plant Ranking of 2B.1 (rare, threatened, or endangered in California, but more common elsewhere; seriously endangered in California) (City of San Diego 1997, CNPS 2012). This globular succulent in the cactus family (Cactaceae) grows to 1 foot tall and flowers in May and June. It is found only in coastal San Diego County and Baja California. Although found as far north as Oceanside coastally and Poway inland, the largest populations of coast barrel cactus occur in Otay Mesa and Otay Valley, Point Loma, and Marine Corps Air Station Miramar (Reiser 2001). This species occurs in sandy and rocky areas in coastal sage scrub and grassland habitats below 500 feet elevation (University of California 2014; Munz 1974). It is the only barrel cactus found in coastal areas. This species has known occurrences within the Uptown community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

3.3.2.2 Other Sensitive Plant Species

California adolphia (*Adolphia californica*). California adolphia has a CNPS Rare Plant Ranking of 2B.1 (rare, threatened, or endangered in California, but more common elsewhere; seriously endangered in California) (CNPS 2012). This small shrub in the buckthorn family (Rhamnaceae) flowers from December to April and loses its leaves in late summer and fall. Its spiny stems are identifiable at close range year-round, however. This species generally occurs in Diegan coastal sage scrub, near the edge of chaparral, particularly in dry canyons or washes. It is associated with San Miguel and Friant soils (Reiser 2001). Its range is limited to San Diego County and northern Baja California at elevations below 1,000 feet. In San Diego County, it is found from the Carlsbad area south into the Proctor Valley and the Otay area (Beauchamp 1986). This species has known occurrences within the North Park community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Decumbent goldenbush (*Isocoma menzezii* var. *decumbens*). Decumbent goldenbush has a CNPS Rare Plant Ranking of 1B.2 (rare, threatened, or endangered in California and elsewhere; fairly endangered in California) (CNPS 2012). This shrub is a member of the Asteraceae family that blooms from April through November. It ranges from Orange County to Baja California, with known occurrences on San Clemente and Santa Catalina islands. Decumbent goldenbush occurs in chaparral and coastal scrub habitats, often preferring sandy substrate and disturbed areas at elevations from 30 to 400 feet above mean sea level. This species has known occurrences within the North Park community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Nuttall's scrub oak (*Quercus dumosa*). Nuttall's scrub oak has a CNPS Rare Plant Ranking of 1B.1 (rare, threatened, or endangered in California and elsewhere; seriously endangered in California) (CNPS 2012). This evergreen shrub in the oak family (Fagaceae) grows less than 10 feet tall and blooms from February to April. This species is found near the coast in Santa Barbara, Orange, and San Diego Counties; and in Baja California, at elevations below 1,300 feet. It grows in chaparral, coastal sage scrub, and closed-cone coniferous forest habitats (CNPS 2012), preferring coastal chaparral with a relatively open canopy in flat areas, but growing in dense stands on north-facing slopes (Reiser 2001). In San Diego County it is known to grow as far inland as Camp Elliot and Otay Mesa, being replaced by the similar scrub oak (*Q. berberidifolia*) in higher, drier locations (Reiser 2001). Nuttall's scrub oaks can be distinguished from the scrub oak, with which it may hybridize, by its acorn, which is less than 0.4 inch wide, moderately tubercled, with a thin cup (University of California 2014), and by its leaves, which tend to be smaller, spinier, and more undulated (Reiser 2001) and have densely matted gray hairs (Roberts 1995). This species has known occurrences within all three of the CPU areas (State of California 2014).

However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Singlewhorl burrobrush (*Ambrosia monogyra* [= *Hymenoclea monogyra*]). Singlewhorl burrobrush is a CNPS List 2B.2 species. This shrub in the sunflower family (Asteraceae) has slender stems, narrow leaves, and large inflorescences that bloom from August to November (Munz 1974). Singlewhorl burrobrush is found in the southwestern United States from California to Texas as well as within northern Mexico (Hickman 1993). This species occurs in washes and dry riverbeds (Hickman 1993). This species has known occurrences within the North Park community (State of California 2014). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

3.3.3 Sensitive Wildlife Species

The sensitive wildlife species discussed below are known to occur within the CPU areas based on information obtained from CNDDDB (State of California 2013). Precise locations of sensitive wildlife species are not available for this program-level analysis and would be identified through on-site reconnaissance in conjunction with future projects. There are no known sensitive wildlife species documented for the Golden Hill community area. Tables 5a-5b list the sensitive wildlife with known occurrences in the Uptown and North Park areas, respectively. These sensitive wildlife species, and which community plan area has known occurrences, are described below.

The GIS analysis showed that only very small areas (less than 0.1 acre per lot) of native habitat may remain on individual lots adjacent to canyon edges that may be impacted by edge effects (e.g., brush management zone 1). Therefore, it was determined that sensitive wildlife species have a low potential to occur within these areas. The GIS analysis also showed that sensitive wildlife species have the potential to occur further downslope within the relatively undisturbed native habitats. However, these areas are outside of any potential plan level impacts (i.e., development is not expected to occur); therefore, no significant impacts to sensitive wildlife species are anticipated to occur.

Sensitive wildlife species could potentially occur within relatively undisturbed native habitats in the canyon areas of the community plans. However, the plan updates involve little or no change to the open space or MHPA designations in the urban canyons. Potentially occurring sensitive species would be conserved in accordance with ESL regulations, the Biology Guidelines, and the provisions of the MSCP Subarea Plan. This is discussed further in Section 5.1, Project Impacts.

TABLE 5a
SENSITIVE WILDLIFE SPECIES KNOWN TO OCCUR IN THE UPTOWN CPU AREA

Species	Status	Habitat/Comments
BIRDS (Nomenclature from American Ornithologists' Union 2013 and Unitt 2004)		
TROGLODYTIDAE – Wrens		
Coastal cactus wren <i>Campylorhynchus brunneicapillus</i>	CSC, MSCP, *	Maritime succulent scrub, coastal sage scrub and desert scrub with <i>Opuntia</i> thickets. Rare localized resident.
MAMMALS (Nomenclature from Baker et al. 2003 and Hall 1981)		
PHYLLOSTOMIDAE - New World Leaf-Nosed Bats		
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	CSC	Sightings in San Diego County very rare. Migratory.

STATUS CODES

Listed/Proposed

FE = Listed as endangered by the federal government

FT = Listed as threatened by the federal government

SE = Listed as endangered by the State of California

Other

BCC = U.S. Fish and Wildlife Service Birds of Conservation Concern species

BEPA = Bald and Golden Eagle Protection Act

CFP = California fully protected species

CSC = California Department of Fish and Game species of special concern

MSCP = Multiple Species Conservation Program covered species

* = Taxa listed with an asterisk fall into one or more of the following categories:

- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

TABLE 5b
SENSITIVE WILDLIFE SPECIES KNOWN TO OCCUR IN THE NORTH PARK CPU AREA

Species	Status	Habitat/Comments
BIRDS (Nomenclature from American Ornithologists' Union 2013 and Unitt 2004)		
SYLVIIDAE – Gnatcatchers		
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT, CSC, MSCP, *	Coastal sage scrub, maritime succulent scrub. Resident.

STATUS CODES

Listed/Proposed

FE = Listed as endangered by the federal government

FT = Listed as threatened by the federal government

SE = Listed as endangered by the State of California

Other

BCC = U.S. Fish and Wildlife Service Birds of Conservation Concern species

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- Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

3.3.3.1 Sensitive Birds

a. Listed and MSCP-Covered Species

Coastal California gnatcatcher (*Polioptila californica californica*). The coastal California gnatcatcher is federally listed as threatened, a CDFW species of special concern, and an MSCP-covered species (City of San Diego 1997; State of California 2013). The coastal California gnatcatcher is a nonmigratory, resident species found on the coastal slopes of southern California, ranging from Ventura County southward through Los Angeles, Orange, Riverside, and San Diego Counties into Baja California (Atwood and Bontrager 2001). Coastal California gnatcatchers typically occur in or near sage scrub habitat, although chaparral, grassland, and riparian woodland habitats are used where they occur adjacent to sage scrub. Breeding occurs from February through August, and nests are constructed most often in California sagebrush. The coastal California gnatcatcher diet consists mainly of sessile small arthropods, such as leafhoppers, spiders, beetles, and true bugs (Atwood and Bontrager 2001). The primary cause of decline in the coastal California gnatcatcher is due to habitat loss and degradation. This species has known occurrences within the North Park community (State of California 2013). However, there is a low potential for occurrence of this species within any of the areas affected by these community plan updates.

Coastal cactus wren (*Campylorhynchus brunneicapillus couesii*). The coastal cactus wren is a CDFW species of concern and an MSCP-covered species (City of San Diego 1997, State of California 2011). This species ranges from southern Orange County through San Diego County into extreme northwestern Baja California (Proudfoot et al. 2000). Year-round residents, coastal cactus wrens inhabit coastal lowlands containing thickets of cholla and prickly pear cactus in coastal sage and maritime succulent scrub (Unitt 2004). Coastal cactus wrens build their nests in the cactus and males often build secondary nests, used for roosting by adults and fledglings and nesting for subsequent broods (Proudfoot et al. 2000). Nesting occurs from March through July; fledglings remain in the nest until September. Their diet consists mainly of grasshoppers, beetles, ants, wasps, butterflies, moths, spiders, and occasionally vegetation, reptiles, and amphibians (Proudfoot et al. 2000). The primary cause for the decline of this species is degradation and loss of breeding habitat loss due to urbanization. This species has known occurrences within the Uptown community (State of California 2011). However, the potential for occurrence of this species within any of the areas affected by these community plan updates is low as suitable habitat in the form of cactus thickets are not likely present.

3.3.3.2 Sensitive Mammals

Mexican long-tongued bat (*Choeronycteris mexicana*). The Mexican long-tongued bat is a CDFW species of special concern (State of California 2011). This species' distribution extends from the southern United States, through Mexico and Central Mexico, to northern South America (Harvey et al. 1999). It has been reported as recently as 1999 in a number of urban locations in San Diego County, including Mount Helix and the San Diego Zoo (State

of California 2011). In other states, it has been reported in desert and montane riparian habitats, succulent scrub, and pinyon-juniper woodlands, and it roosts in caves, mines, and buildings (Zeiner et al. [1988-1990] 2000a). This bat is a colonial breeder from May to August. Their diet consists mainly of moths but eats other insects such as flies and beetles (Ross 1961). Threats to this species include recreational caving; natural or intentional mine closures, renewed mining, mine reclamation, and loss of food resources. Indirectly, development, prescribed fire, or grazing could potentially have negative impacts on food plants (Cryan 2005). This species has known occurrences within the Uptown community (State of California 2011). However, the potential for occurrence of this species within any of the areas affected by these community plan updates is low due to the lack of suitable habitat such as caves and mines, which are not present in the CPU areas.

3.4 Jurisdictional Waters/Wetlands

Agencies with jurisdictional authority over wetlands and other jurisdictional water resources include USFWS, USACE, CDFW, RWQCB, and the City of San Diego. A general description of each agencies regulatory authority over jurisdictional waters is provided below.

Approximately 3.3 acres has been mapped as a wetland (e.g., riparian scrub) within the Uptown community within the bottom of the urban canyon (see Figures 4a and 5a). An assessment of wetland areas (e.g., protocol wetland delineation) has not been made at this program-level analysis but would need to be made at the project-specific level for all subsequent development proposals that may affect any potential wetlands and other jurisdictional waters. If warranted, a wetland delineation would need to be conducted to identify the precise boundaries of these resources to determine the extent of the existing waters/wetlands and to accurately determine if any impacts would occur from any proposed future project.

3.4.1 USACE

As stated in the federal regulations for the Clean Water Act, wetlands are defined as:

those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions (EPA, 40 Code of Federal Regulations [CFR] 230.3 and CE, 33 CFR 328.3).

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to USACE, indicators for all three parameters must be present to qualify an area as a wetland.

In accordance with Section 404 of the Clean Water Act, USACE regulates the discharge of dredged or fill material into waters of the U.S. The term “waters of the United States” is defined as:

- All waters currently used, or used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters subject to the ebb and flow of the tide;
- All interstate waters including interstate wetlands;
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds; the use, degradation, or destruction of which could affect foreign commerce including any such waters: (1) which could be used by interstate or foreign travelers for recreational or other purposes; or (2) from which fish or shellfish are, or could be taken and sold in interstate or foreign commerce; or (3) which are used or could be used for industries in interstate commerce.;
- All other impoundments of waters otherwise as defined as waters of the United States under the definition;
- Tributaries of waters identified above;
- The territorial seas; and
- Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in the paragraphs above [33 CFR Part 328.3(a)].

USACE also requires the delineation of non-wetland jurisdictional waters. These waters must have strong hydrology indicators such as the presence of seasonal flows and an ordinary high watermark. An ordinary high watermark is defined as:

... that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (33 CFR Part 328.3).

Areas delineated as non-wetland jurisdictional waters may lack wetland vegetation or hydric soil characteristics. Hydric soil indicators may be missing, because topographic position precludes ponding and subsequent development of hydric soils. Absence of wetland vegetation can result from frequent scouring due to rapid water flow. These types of jurisdictional waters are delineated by the lateral and upstream/downstream extent of the ordinary high watermark of the particular drainage or depression.

3.4.2 USFWS

Under Sections 7 and 10 of the Endangered Species Act, USFWS has regulatory authority over federally listed endangered or threatened plant and animal species. Specifically, Section 7 requires agencies to ensure that their activities are not likely to jeopardize the continued existence of listed species or impact designated critical habitats through consultation with the Service. Under Section 7, the USFWS issues a Biological Opinion that serves as the incidental take permit (ITP) associated with a 404 permit authorized by the USACE. Under Section 10(a)1(A), the USFWS requires the preparation of a habitat conservation plan which accompanies the ITP to ensure that the authorized take is adequately mitigated and minimized.

3.4.3 CDFW

Under sections 1600–1607 of the Fish and Wildlife Code, CDFW regulates activities that would divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. CDFW has jurisdiction over riparian habitats (e.g., riparian scrub) associated with watercourses. Jurisdictional waters are delineated by the outer edge of riparian vegetation or at the top of the bank of streams or lakes, whichever is wider.

3.4.4 RWQCB Jurisdiction

RWQCB is the regional agency responsible for protecting water quality in California. The jurisdiction of this agency includes all waters of the state and all waters of the United States as mandated by both the federal Clean Water Act and the California Porter-Cologne Water Quality Control Act. State waters are all waters that meet one of three criteria (hydrology, hydric soils, or wetland vegetation), and generally include but are not limited to, all waters under the jurisdiction of USACE and CDFW.

3.4.5 City of San Diego

According to the City of San Diego’s Municipal Code (City of San Diego 2012), wetlands are areas which are characterized by any of the following conditions: (1) all areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation; (2) areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation; and (3) areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands.

3.5 Wildlife Movement Corridors

Habitat linkages and wildlife corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Habitat linkages and wildlife corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations. Wildlife movement corridors are considered sensitive by the City of San Diego and resource and conservation agencies.

Within the CPU areas, several canyons occur. However, these canyons are isolated by development from and are not part of a major wildlife corridor system. Although not part of a significant regional corridor, the canyons provide for local wildlife movement, such as birds and small mammals and serve as a stepping-stone for wildlife species movement between other local canyon systems and into major off-site habitat areas.

4.0 Regulatory Framework

4.1 MSCP

The MSCP is a comprehensive habitat conservation planning program for San Diego County. A goal of the MSCP is to preserve a network of habitat and open space, thereby protecting biodiversity. Local jurisdictions, including the City of San Diego, implement their portions of the MSCP through subarea plans, which describe specific implementing mechanisms.

The City of San Diego's MSCP Subarea Plan was approved in March 1997. The MSCP Subarea Plan is a plan and process for the issuance of permits under the federal and state Endangered Species Act and the California Natural Communities Conservation Planning Act of 1991. The primary goal of the MSCP Subarea Plan is to conserve viable populations of sensitive species and to conserve regional biodiversity while allowing for reasonable economic growth.

In July 1997, the City of San Diego signed an Implementing Agreement (IA) with USFWS and CDFW. The IA serves as a binding contract between the City, USFWS, and CDFW that identifies the roles and responsibilities of the parties to implement the MSCP and subarea plan. The agreement became effective on July 17, 1997, and allows the City to issue Incidental Take Authorizations under the provisions of the MSCP. Applicable state and federal permits are still required for wetlands and listed species that are not covered by the MSCP.

4.1.1 MHPA

The MHPA is the area within which the permanent MSCP preserve will be assembled and managed for its biological resources. Input from responsible agencies and other interested participants resulted in adoption of the City's MHPA in 1997. The City's MHPA areas are defined by "hard-line" limits, "with limited development permitted based on the development area allowance of the OR-1-2 zone [open space residential zone]" (City of San Diego 1997).

Lands wholly within the MHPA are allowed up to 25 percent development in the least sensitive area per the City's MSCP Subarea Plan. Should more than 25 percent development be desired, an MHPA boundary line adjustment may be proposed. The City's MSCP Subarea Plan states that adjustments to the MHPA boundary line are permitted without the need to amend the City's Subarea Plan, provided the boundary adjustment results in an area of equivalent or higher biological value. To meet this standard, the area proposed for addition to the MHPA must meet the six functional equivalency criteria set forth in Section 5.4.2 of the Final MSCP Plan (City of San Diego 1998). All MHPA boundary line adjustments require approval by the Wildlife Agencies and the City.

For parcels located outside the MHPA, "there is no limit on the encroachment into sensitive biological resources, with the exception of wetlands, and listed non-covered species' habitat (which are regulated by state and federal agencies) and narrow endemic species." However, "impacts to sensitive biological resources must be assessed and mitigation, where necessary, must be provided in conformance" with the City's Biological Guidelines (City of San Diego 2012).

The MSCP includes management priorities to be undertaken by the City as part of its MSCP implementation requirements. Those actions identified as Priority 1 are required to be implemented by the City as a condition of the MSCP Take Authorization to ensure that covered species are adequately protected. The actions identified as Priority 2 may be undertaken by the City as resources permit.

4.1.1.1 MHPA Boundary Corrections

A comprehensive community-wide MHPA boundary line correction is proposed as part of the three community plan updates. The proposed MHPA boundary line correction was considered in coordination with the Wildlife Agencies and is consistent with the goals of the MSCP to conserve biological resources and to exclude legally developed and required uses (i.e., structures, streets, brush management zone 1). As shown in Table 6, the comprehensive MHPA boundary correction for the three community plan areas would result in an addition of 89.2 acres to the MHPA of consisting of 39.4 acres of coastal sage scrub, 36.3 acres of chaparral, 4.5 acres of grassland, 0.6 acre of riparian scrub, and 8.4 acres of disturbed habitat. The MHPA additions and deletions for the Uptown, North Park, and Golden Hill CPU areas are shown in Tables 7, 8, and 9, respectively. Preservation of

sensitive habitat is consistent with the goals of the MSCP, the Conservation Element for the three Community Plans, and the City's ESL regulations.

TABLE 6
MODIFICATIONS TO VEGETATION COMMUNITIES AND LAND COVER TYPES AS A
RESULT OF THE COMPREHENSIVE MHPA BOUNDARY LINE CORRECTION FOR
UPTOWN, NORTH PARK, AND GOLDEN HILL

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Net Change in MHPA
Coastal sage scrub	40.8	1.4	+39.4
Chaparral	38.8	2.5	+36.3
Grassland	4.5	0	+4.5
Riparian scrub	0.6	0	+0.6
Eucalyptus woodland	0.6	0.7	-0.1
Disturbed land	13.3	4.9	+8.4
Developed	0	65.4	-65.4
TOTAL	98.6	74.9	+23.7

*Potential areas of brush management zone 1 which would occur over a large number of individual private lots with each individual lot contributing less than 0.1 acre of habitat loss.

TABLE 7
MODIFICATIONS TO VEGETATION COMMUNITIES AND LAND COVER TYPES AS A
RESULT OF THE MHPA BOUNDARY LINE CORRECTION AT UPTOWN

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Net Change in MHPA
Coastal sage scrub	30.7	1.0	+29.7
Chaparral	35.8	2.4	+33.4
Grassland	4.5	0	+4.5
Riparian scrub	0.6	0	+0.6
Eucalyptus woodland	0.6	0.7	-0.1
Disturbed land	4.9	3.5	+1.4
Developed	0	40.7	-40.7
TOTAL	77.1	48.3	+28.8

*Potential areas of brush management zone 1 which would occur over a large number of individual private lots with each individual lot contributing less than 0.1 acre of habitat loss.

TABLE 8
MODIFICATIONS TO VEGETATION COMMUNITIES AND LAND COVER TYPES AS A
RESULT OF THE MHPA BOUNDARY LINE CORRECTION AT NORTH PARK

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Net Change in MHPA
Coastal sage scrub	8.8	0.1	+8.7
Chaparral	0.5	0	+0.5
Disturbed land	7.1	1.4	+5.7
Developed	0	21.7	-21.7
TOTAL	16.4	23.2	-6.8

*Potential areas of brush management zone 1 which would occur over several individual private lots with each individual lot contributing less than 0.1-acre of habitat loss.

TABLE 9
MODIFICATIONS TO VEGETATION COMMUNITIES AND LAND COVER TYPES AS A
RESULT OF THE MHPA BOUNDARY LINE CORRECTION AT GOLDEN HILL

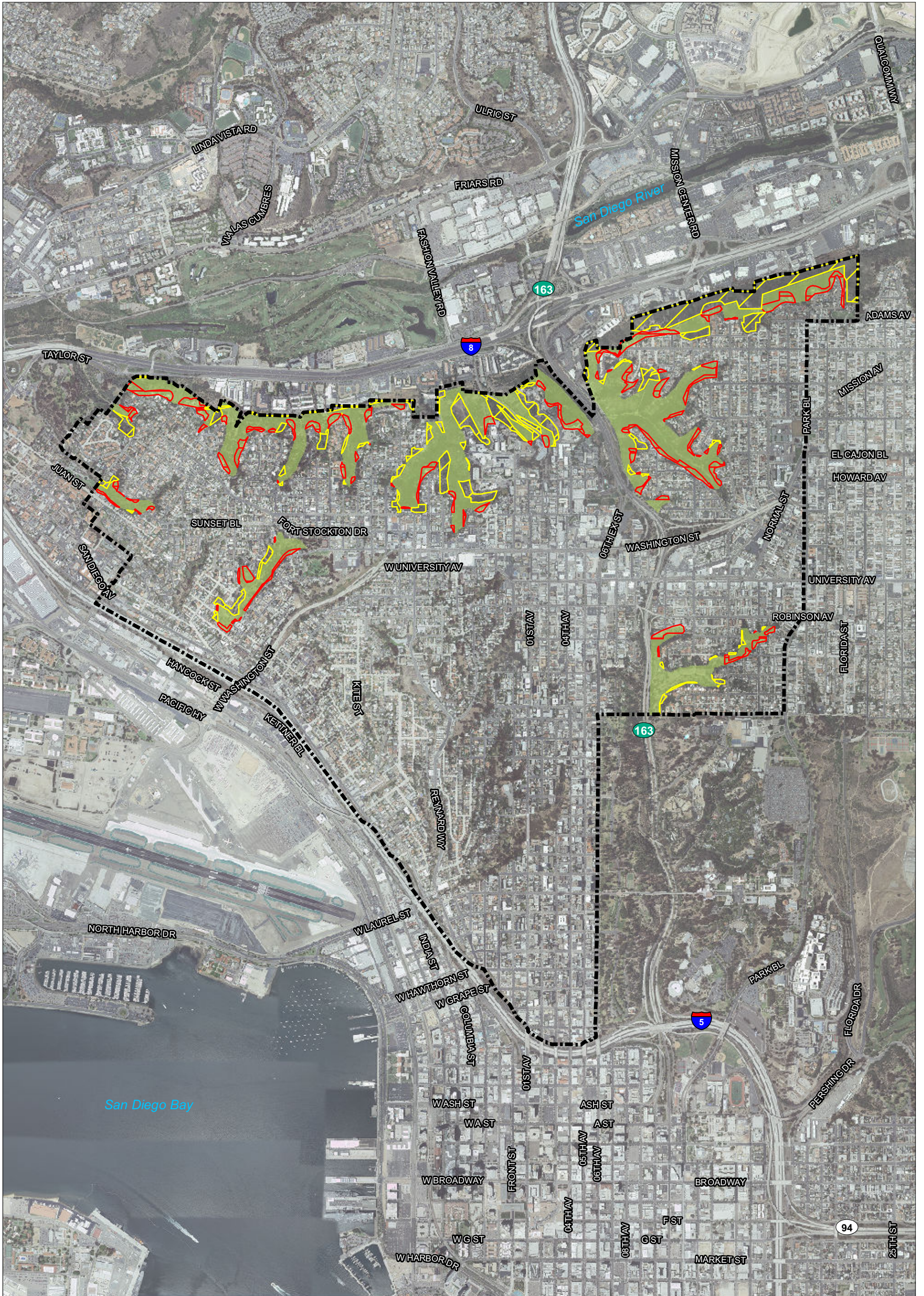
Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion*	Net Change in MHPA
Coastal sage scrub	1.3	0.3	+1.0
Chaparral	2.5	0.1	+2.4
Disturbed land	1.3	0	+1.3
Developed	0	3.0	-3.0
TOTAL	5.1	3.4	+1.7





*Potential areas of brush management zone 1 which would occur over several individual private lots with each individual lot contributing less than 0.1-acre of habitat loss.

The proposed MHPA correction would remove existing development (i.e., structures and streets) as well as the 35-foot brush management zone 1 area, as required in accordance with the City’s Land Development Code, Section 142.0412. The MHPA correction for the three communities would result in the deletion of 65.5 acres to the MHPA of consisting of 65.4 acres of developed land and 0.1 acre of eucalyptus woodland (See Table 6). The net gain in acreage to the MHPA for the three community plan areas would be 23.7 acres.

As shown in Figures 6a, 6b, and 6c, a majority of the corrections would remove developed and disturbed land while adding sensitive habitats, which would include coastal sage scrub, chaparral, grasslands, and riparian scrub. City-owned lands within designated community plan open space areas adjacent to the existing MHPA have been added to the MHPA. Additionally, the MHPA boundary was corrected by shifting the boundary to the rear portion of many private parcels thereby resulting in the removal of existing single-family homes and brush management zone 1 while adding sensitive resources. In a few cases, sensitive habitat located within designated community plan open space on private land was added to the MHPA in order to expand the local wildlife corridor and increase the viability and connectivity of sensitive habitat within the existing MHPA. Regardless of the MHPA boundary line correction, these addition areas are regulated through ESL for sensitive biological resources and steep slopes. The MHPA boundary line correction would not add or increase any regulations associated with City projects. such as sewer line repairs within the canyons. These projects would continue to be conducted in accordance with the Canyon Sewer Cleaning Program (LDR No. 6020), Council Policies 400-13 and 400-14, and Community Plan policies related to this program.

A plan-level analysis was conducted as part of the community plan update. Habitat and species data were obtained from existing regional vegetation and species sources/mapping along with limited ground-truthing in a few areas. Project-level surveys to confirm actual limits of biological resource would only be required if future development is proposed in these areas. Based on this program-level analysis, there is a potential for impacts to occur to coastal sage scrub and chaparral habitats with implementation of required brush management zone 1 activities.



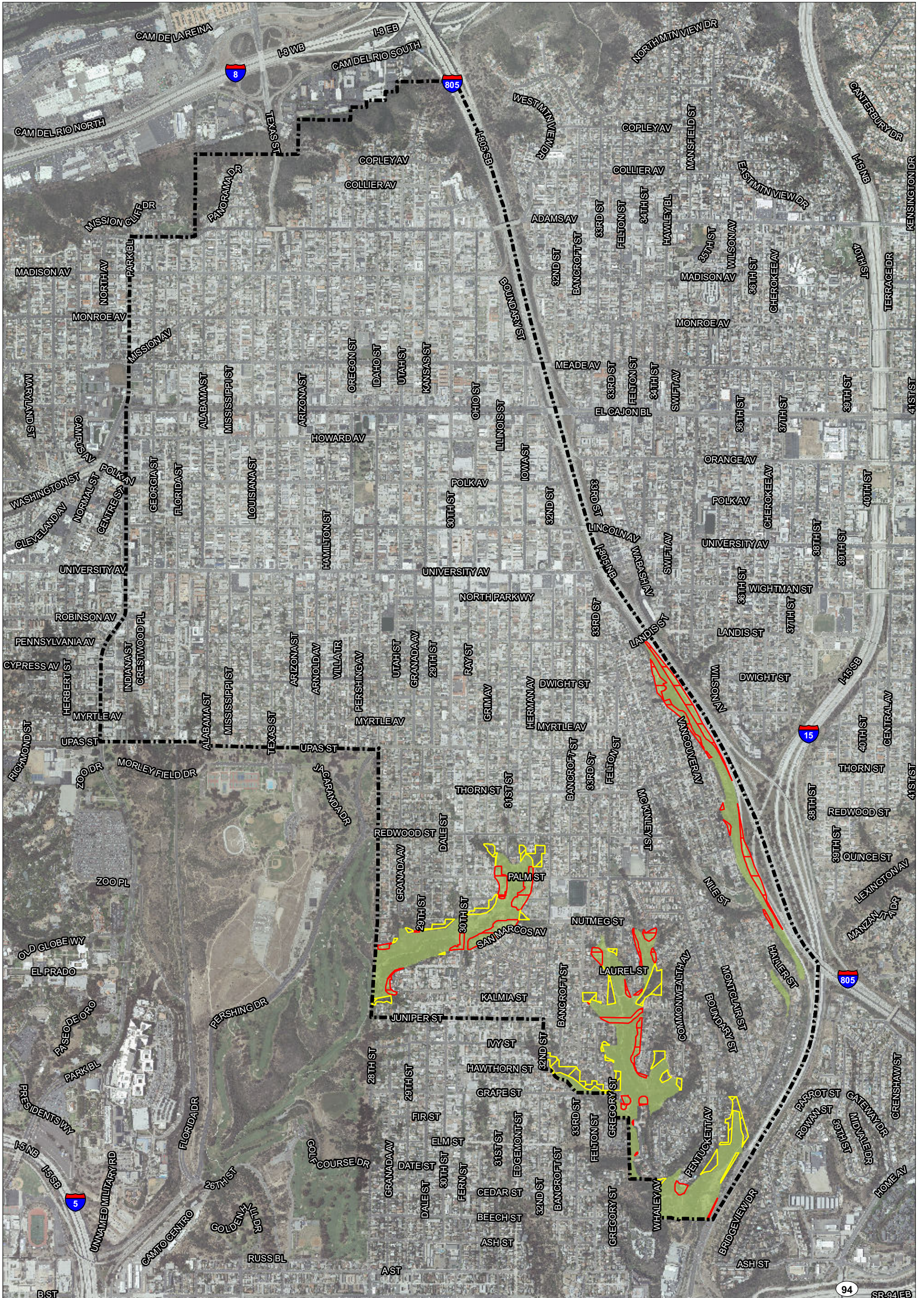
-  Uptown Community Plan Boundary
-  MHPA Existing
-  MHPA Delete
-  MHPA Add





0 Feet 1,800 

FIGURE 6a

Uptown Community Plan Area –
Location of MHPA Boundary Line Correction

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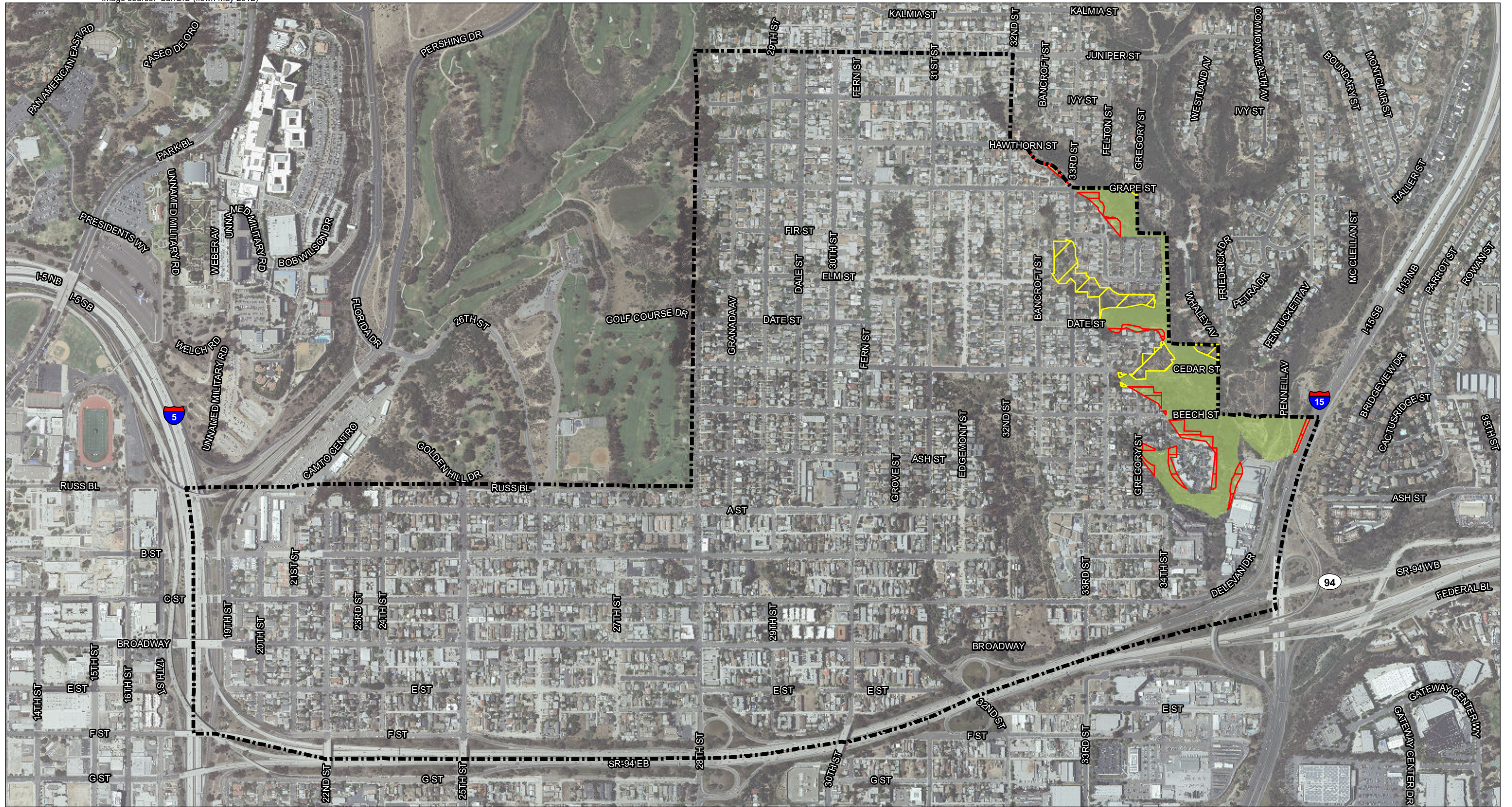
-  North Park Community Plan Boundary
-  MHPA Existing
-  MHPA Delete
-  MHPA Add





0 Feet 1,400

FIGURE 6b

North Park Community Plan Area – Location of MHPA Boundary Line Correction

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-  Golden Hill Community Plan Boundary
-  MHPA Existing
-  MHPA Delete
-  MHPA Add

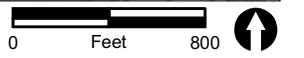


FIGURE 6c

Golden Hill Community Plan Area –
Location of MHPA Boundary Line Correction

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Implementation of brush management zone 1 is required and would occur regardless of the community plan updates and/or the MHPA boundary line correction. Further analysis of the potential impacts showed these activities could occur on numerous individual private lots and that the impacts would not exceed the City's 0.10-acre significance threshold (see Attachment 2). Furthermore, brush management impacts were analyzed with the Land Development Code Environmental Impact Report (FEIR 31245/SCH No. 2004031041); the document concluded that significant impacts could occur to non-covered species outside of the MHPA. No mitigation was proposed as part of the Environmental Impact Report.

Correcting the MHPA boundary would not relieve projects from having to otherwise comply with the City's MHPA Land Use Adjacency Guidelines. The MHPA correction would result in an overall benefit to the MHPA and would be consistent with the goals and policies of the MSCP and the Community Plans, therefore no significant impacts to the MSCP would result implementation of the Community Plan Update.

4.1.1.2 MHPA Land Use Adjacency Guidelines

To address the integrity of the MHPA and mitigate for indirect impacts to the MHPA, guidelines were developed to manage land uses adjacent to the MHPA. The MHPA Land Use Adjacency Guidelines are intended to be incorporated into the Mitigation Monitoring and Reporting Program and/or applicable permits during the development review phase of a proposed project. These guidelines address the issues of drainage, toxics, lighting, noise, barriers, invasive species, brush management, and grading/ development.

4.1.1.3 MSCP Subarea Plan: Overall Management Policies and Directives for Urban Habitat Areas (Uptown, North Park, Golden Hill)

The Uptown, North Park, and Golden Hill communities are part of the Urban Habitat Areas of the MHPA. The MSCP plan describes the Urban Habitat Areas of the MHPA and its vision as a network of open and relatively undisturbed canyons containing a full ensemble of native species and providing functional wildlife habitat and movement capability. Management directives to achieve this vision are provided in the MSCP.

a. MSCP Subarea Plan: General MHPA Guidelines and Management Directives

The general MHPA guidelines and management directives for each community plan area are presented below.

Uptown Community Plan Area

The City's general MHPA Guidelines for Uptown as described in Section 1.2.3 of the City's Subarea Plan (1997) include no specific guidelines that apply to this CPU area.

With regard to specific management directives the major issues that require consideration for management in the Uptown community plan area include the following, in order of priority, as excerpted from Section 1.5.7 of the City of San Diego MSCP Subarea Plan (1997):

- Intense land uses and activities adjacent to and in covered species habitat;
- Dumping, litter, and vandalism;
- Itinerant living quarters;
- Utility, facility and road repair, construction, and maintenance activities;
- Exotic (non-native), invasive plants and animals;
- Urban runoff and water quality.

North Park Community Plan Area

The City's general MHPA Guidelines for North Park as described in Section 1.2.3 of the City's Subarea Plan (1997) include no specific guidelines that apply to this CPU area. With regards to specific management directives, the major issues that require consideration for management in the North Park community plan area include the following, in order of priority, as excerpted from Section 1.5.7 of the City of San Diego MSCP Subarea Plan (1997):

- Intense land uses and activities adjacent to and in covered species habitat;
- Dumping, litter, and vandalism;
- Itinerant living quarters;
- Utility, facility and road repair, construction, and maintenance activities;
- Exotic (non-native), invasive plants and animals;
- Urban runoff and water quality.

Golden Hill Community Plan Area

The City's general MHPA Guidelines for Golden Hill as described in Section 1.2.3 of the City's Subarea Plan (1997) include no specific guidelines that apply to this CPU area.

With regard to specific management directives the major issues that require consideration for management in the Golden Hill community plan area includes the following, in order of priority, as excerpted from Section 1.5.7 of the City of San Diego MSCP Subarea Plan (1997):

- Intense land uses and activities adjacent to and in covered species habitat;
- Dumping, litter, and vandalism;
- Itinerant living quarters;
- Utility, facility and road repair, construction, and maintenance activities;
- Exotic (non-native), invasive plants and animals;
- Urban runoff and water quality.

4.2 City of San Diego Environmentally Sensitive Lands Regulations

The purpose of the ESL Regulations is to “protect, preserve, and, where damaged restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. These regulations are intended to assure that development occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood-control facilities. These regulations are intended to protect the public health, safety, and welfare while employing regulations that are consistent with sound resources conservation principles and the rights of private property owners” (City of San Diego 2010). ESL Regulations cover sensitive biological resources, including wetlands, within and outside of the coastal zone and MHPA. Future development proposed in accordance with the CPUs will be required to comply with all applicable ESL regulations.

4.3 City of San Diego General Plan Policies

The City of San Diego General Plan establishes citywide policies to be cited in conjunction with a community plan. The General Plan presents goals and policies for biological resources in the Conservation Element. Relevant excerpts from this element are included in Table 10 below.

**TABLE 10
GENERAL PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES**

Policy	Description
CE-B.1	<p>Protect and conserve the landforms, canyon lands, and open spaces that: define the City’s urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.</p> <ol style="list-style-type: none"> a. Utilize Environmental Growth Funds and pursue additional funding for the acquisition and management of MHPA and other important community open space lands. b. Support the preservation of rural lands and open spaces throughout the region. c. Protect urban canyons and other important community open spaces including those that have been designated in community plans for the many benefits they offer locally, and regionally as part of a collective citywide open space system. d. Minimize or avoid impacts to canyons and other environmentally sensitive land by relocating sewer infrastructure out of these areas where possible, minimizing construction of new sewer access roads into these areas, and redirecting of sewage discharge away from canyons and other environmentally sensitive lands. e. Encourage the removal of invasive plant species and the planting of native plants near open space preserves.

**TABLE 10
GENERAL PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
(continued)**

Policy	Description
CE-B.1 (cont.)	<ul style="list-style-type: none"> f. Pursue formal dedication of existing and future open space areas throughout the City, especially in core biological resource areas of the City's adopted MSCP Subarea Plan. g. Require sensitive design, construction, relocation, and maintenance of trails to optimize public access and resource conservation.
CE-B.2	<p>Apply the appropriate zoning and ESL regulations to limit development of floodplains and sensitive biological areas including wetlands, steep hillsides, canyons, and coastal lands.</p> <ul style="list-style-type: none"> a. Manage watersheds and regulate floodplains to reduce disruption of natural systems, including the flow of sand to the beaches. Where possible and practical, restore water filtration, flood and erosion control, biodiversity and sand replenishment benefits. b. Limit grading and alterations of steep hillsides, cliffs and shoreline to prevent increased erosion and landform impacts.
CE-E.2	<p>Apply water quality protection measures to land development projects early in the process--during project design, permitting, construction, and operations--in order to minimize the quantity of runoff generated on-site, the disruption of natural water flows and the contamination of storm water runoff.</p> <ul style="list-style-type: none"> a. Increase on-site infiltration, and preserve, restore or incorporate natural drainage systems into site design. b. Direct concentrated drainage flows away from the MHPA and open space areas. If not possible, drainage should be directed into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA or open space areas. c. Reduce the amount of impervious surfaces through selection of materials, site planning, and street design where possible. d. Increase the use of vegetation in drainage design. e. Maintain landscape design standards that minimize the use of pesticides and herbicides. f. Avoid development of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and, where impacts are unavoidable, enforce regulations that minimize their impacts. g. Apply land use, site development, and zoning regulations that limit impacts on, and protect the natural integrity of topography, drainage systems, and water bodies. h. Enforce maintenance requirements in development permit condition.
CE-G.1	<p>Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.</p> <ul style="list-style-type: none"> a. Educate the public about the impacts invasive plant species have on open space. b. Remove, avoid, or discourage the planting of invasive plant species. c. Pursue funding for removal of established populations of invasive species within open space.
CE-G.3	<p>Implement the conservation goals/policies of the City's MSCP Subarea Plan, such as providing connectivity between habitats and limiting recreational access and use to appropriate areas.</p>
CE-J.1	<p>Develop, nurture, and protect a sustainable urban/community forest.</p>

SOURCE: City of San Diego General Plan Conservation Element 2008.

4.4 CPU Plan Policies

Each CPU presents goals and policies for biological resources in the respective Conservation Element. The purpose of the Conservation Element is to provide for the long-term conservation and sustainable management of natural resources, recognizing they define the identity of the community, contribute to its economy, and improve its quality of life. The Uptown, North Park, and Golden Hills communities recognize the importance of natural resources and the need for conservation. Implementation of the Conservation Element policies and recommendations through development project review, infrastructure investment, and individual action is intended to conserve natural resources. The CPU plan policies for each community plan area are given below.

4.4.1 Uptown

Relevant excerpts from the Conservation Element for Uptown are included in Table 11 below.

**TABLE 11
CPU PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
FOR THE UPTOWN COMMUNITY**

Policy	Description
8.2.1	Implement the requirements of the City of San Diego's ESL regulations, MSCP Subarea Plan, and Biology Guidelines for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.
8.2.2	Minimize grading of steep hillsides and other significant natural features within the community.
8.2.3	Graded areas and areas of invasive vegetation should be revegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.
8.2.4	Areas mapped as designated open space should be preserved through easements, open space dedication, and/or fee title ownership by the City of San Diego.
8.2.5	Support canyon habitat restoration efforts and invasive species removal by seeking grant funding and working with neighborhood and community groups involved with these efforts.
8.2.6	Restore or enhance natural biological values and improve visual aesthetics where streets and storm drain systems abut or cross canyons, landforms, or step hillsides. Habitat restoration efforts should aid wildlife movement by providing vegetative cover and controlling and directing access to designated trails.
8.2.7	Repair and retrofit storm drain discharge systems to prevent erosion and improve waters quality by adequately controlling flow and providing filtration. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs.
8.2.8	Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, neighborhood and Homeowner's Associations (HOAs), and non-profit groups that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.

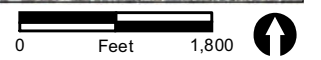
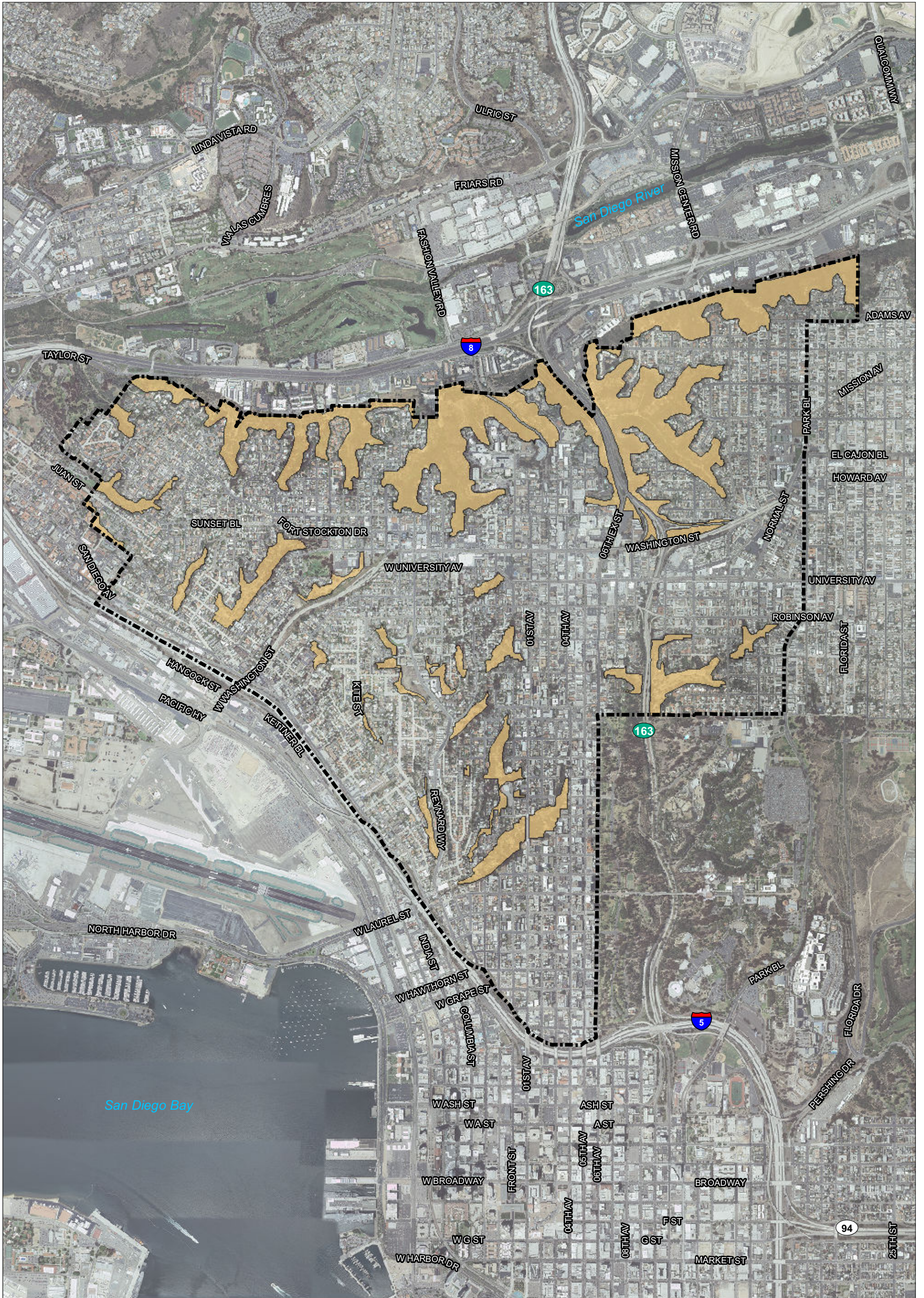
**TABLE 11
CPU PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
FOR THE UPTOWN COMMUNITY
(continued)**

Policy	Description
<i>Canyon Sewer Program</i>	
8.2.9	Evaluate impacts of sewer cleaning and maintenance activities located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish these activities.
8.2.10	Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.
<i>Scenic Resources and Public Views</i>	
8.2.11	Public views from identified points, to and from community landmarks and scenic vistas, shall be retained and enhanced as a public resource.
8.2.12	Select new street trees for their ability to provide a canopy & frame public views.
8.2.13	Where streets and public right-of-way easements intersect or abut canyon landforms or designated open space, ensure unobstructed visual access that provides or preserves public views. Landscaping may be provided at these locations but should be designed to frame, not screen or obstruct public views.
8.2.14	Evaluate the need for modified or increased setbacks when adjacent to public view angles. Reject or object to reduce setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

Areas designated as open space in the CPU were reconfigured to remove areas of existing development to better correlate with the actual location of sensitive biological resources intended for conservation. The open space boundary was reconfigured consistent with the General Plan Land Use and Community Planning Element policies for designation of open space, and the General Plan and Community Plan Conservation Element policies regarding the protection of natural habits and rare plants and animals. The locations of designated open space areas for the Uptown CPU area are shown on Figure 7a and acreages summarized by habitat in Table 12.

**TABLE 12
PROPOSED OPEN SPACE FOR UPTOWN
(acres)**

Vegetation Community / Land Cover Type	Open Space
Coastal Sage Scrub	154.8
Chaparral	136.8
Grassland	36.0
Riparian Scrub	3.3
Eucalyptus Woodland	3.8
Disturbed Land	105.6
Developed	3.3
TOTAL	443.6



- Uptown Community Plan Boundary
- Proposed Open Space

FIGURE 7a

Uptown Community Plan Area –
Location of Open Space

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4.4.2 North Park

Relevant excerpts from the Conservation Element for North Park are included in Table 13 below.

**TABLE 13
CPU PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
FOR THE NORTH PARK COMMUNITY**

Policy	Description
8.2.5	Implement applicable requirements of the ESL regulations, Biology Guidelines, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.
8.2.6	Minimize grading of steep hillsides and other significant natural features within the community.
8.2.7	Graded areas and areas of invasive vegetation should be revegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.
8.2.8	Areas mapped as designated open space should be preserved through easements, open space dedication, and/or fee title ownership by the City of San Diego.
8.2.9	Support canyon habitat restoration efforts and invasive species removal by seeking grant funding and working with neighborhood and community groups involved with these efforts.
8.2.10	Restore or enhance natural biological values and improve visual aesthetics where streets and storm drain systems abut or cross canyons, landforms, or steep hillsides. Habitat restoration efforts should aid wildlife movement by providing vegetative cover and controlling and directing access to designated trails.
8.2.11	Repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs.
8.2.12	Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.
<i>Canyon Sewer Program</i>	
8.2.13	Evaluate impacts of sewer cleaning and maintenance activities located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish these activities.
8.2.14	Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.

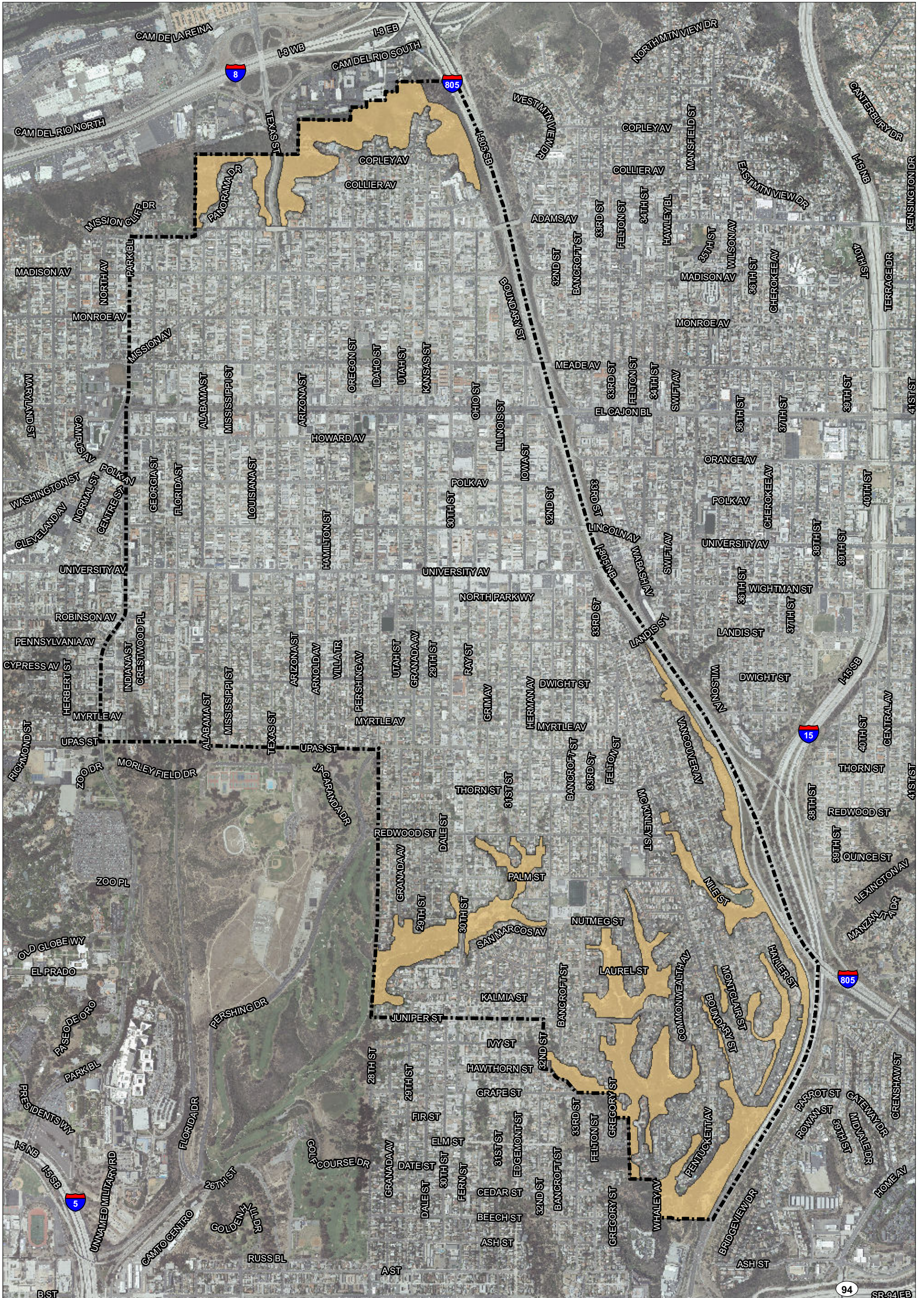
**TABLE 13
CPU PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
FOR THE NORTH PARK COMMUNITY
(continued)**

Policy	Description
<i>Scenic Resources and Public Views</i>	
8.2.15	Public views from identified points, to and from community landmarks and scenic vistas, shall be retained and enhanced as a public resource.
8.2.16	Select new street trees for their ability to provide a canopy and frame public views.
8.2.17	Where streets and public right-of-way easements intersect or abut canyon landforms or designated open space, ensure unobstructed visual access that provides or preserves public views. Landscaping may be provided at these locations but should be designed to frame, not screen or obstruct public views.
8.2.18	Evaluate the need for modified or increased setbacks when adjacent to public view angles. Reject or object to reduce setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

Areas designated as open space in the CPU were reconfigured to remove areas of existing development to better correlate with the actual location of sensitive biological resources intended for conservation. The open space boundary was reconfigured consistent with the General Plan Land Use and Community Planning Element policies for designation of open space, and the General Plan and Community Plan Conservation Element policies regarding the protection of natural habits and rare plants and animals. The locations of designated open space areas for the North Park CPU area are shown on Figure 7b and acreages summarized by habitat in Table 14.

**TABLE 14
PROPOSED OPEN SPACE FOR NORTH PARK
(acres)**

Vegetation Community / Land Cover Type	Open Space
Coastal Sage Scrub	99.7
Chaparral	60.7
Grassland	0.6
Riparian Scrub	0
Eucalyptus Woodland	0
Disturbed Land	59.9
Developed	0.1
TOTAL	200.1





-  North Park Community Plan Boundary
-  Proposed Open Space

FIGURE 7b

North Park Community Plan Area –
Location of Open Space

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4.4.3 Golden Hill

Relevant excerpts from the Conservation Element for Golden Hill are included in Table 15 below.

**TABLE 15
CPU PLAN POLICIES RELATING TO BIOLOGICAL RESOURCES
FOR THE GOLDEN HILL COMMUNITY**

Policy	Description
8.2.1	Implement applicable requirements of the ESL regulations, Biology Guidelines, and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.
8.2.2	Minimize grading of steep hillsides and other significant natural features within the community.
8.2.3	Graded areas and areas of invasive vegetation should be revegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.
8.2.4	Areas mapped as designated open space should be preserved through easements, open space dedication, and/or fee title ownership by the City of San Diego.
8.2.5	Support canyon habitat restoration efforts and invasive species removal by seeking grant funding and working with neighborhood and community groups involved with these efforts.
8.2.6	Restore or enhance natural biological values and improve visual aesthetics where streets and storm drain systems abut or cross canyons, landforms, or step hillsides. Habitat restoration efforts should aid wildlife movement by providing vegetative cover and controlling and directing access to designated trails.
8.2.7	Repair and retrofit storm drain discharge systems to prevent erosion and improve waters quality by adequately controlling flow and providing filtration. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs.
8.2.8	Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural environment.
<i>Canyon Sewer Program</i>	
8.2.9	Evaluate impacts of sewer cleaning and maintenance activities located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish these activities.
8.2.10	Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.
<i>Scenic Resources and Public Views</i>	
8.2.11	Public views from identified points, to and from community landmarks and scenic vistas, shall be retained and enhanced as a public resource.
8.2.12	Select new street trees for their ability to provide a canopy & frame public views.
8.2.13	Where streets and public right-of-way easements intersect or abut canyon landforms or designated open space, ensure unobstructed visual access that provides or preserves public views. Landscaping may be provided at these locations but should be designed to frame, not screen or obstruct public views.
8.2.14	Evaluate the need for modified or increased setbacks when adjacent to public view angles. Reject or object to reduce setbacks that obscure established public vantage points unless alternative or improved public views are proposed.

Areas designated as open space in the CPU were reconfigured to remove areas of existing development to better correlate with the actual location of sensitive biological resources intended for conservation. The open space boundary was reconfigured consistent with the General Plan Land Use and Community Planning Element policies for designation of open space, and the General Plan and Community Plan Conservation Element policies regarding the protection of natural habits and rare plants and animals. The locations of designated open space areas for the Golden Hill CPU area are shown on Figure 7c and acreages summarized by habitat in Table 16.

TABLE 16
PROPOSED OPEN SPACE FOR GOLDEN HILL
(acres)

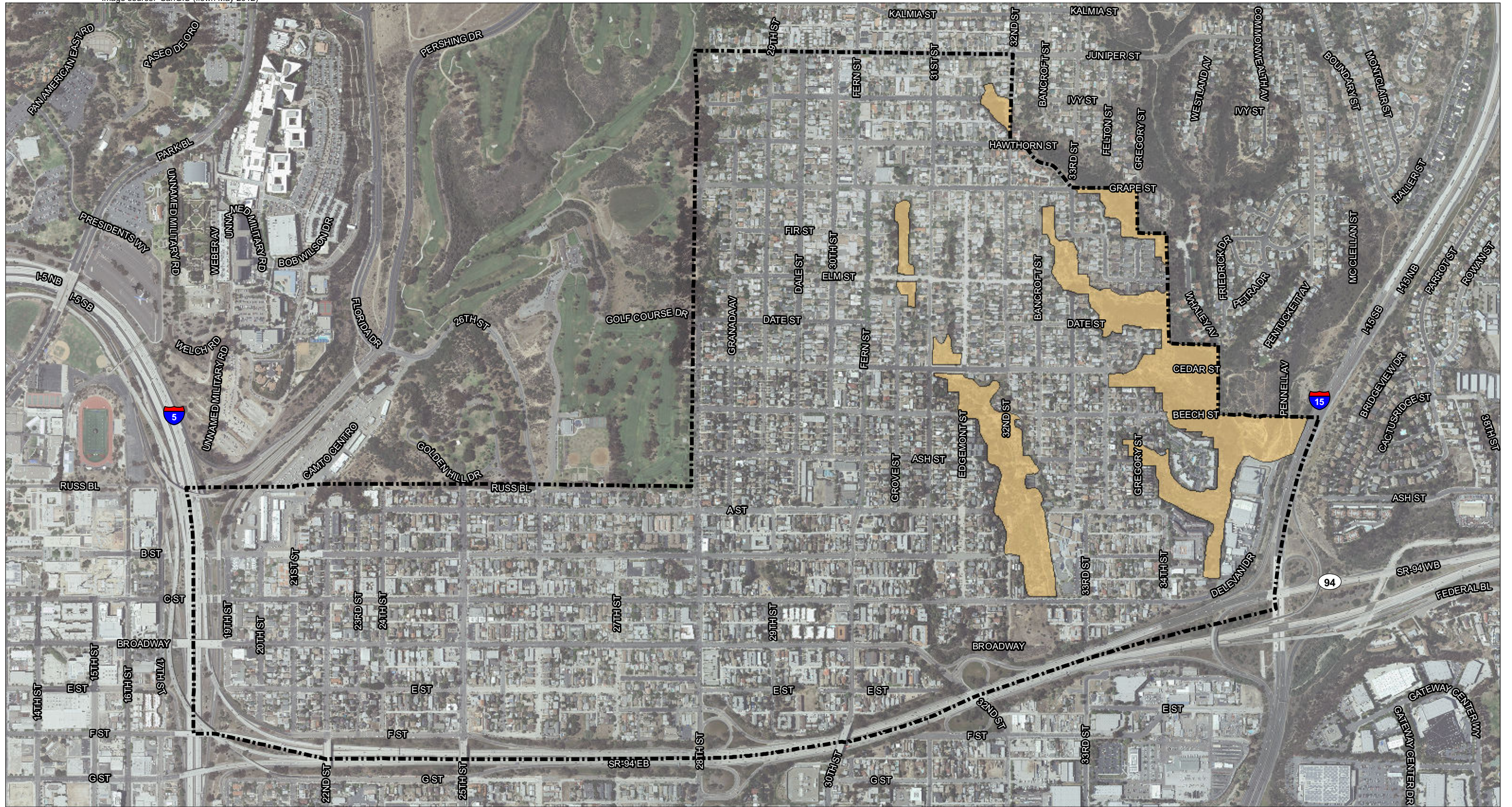
Vegetation Community / Land Cover Type	Open Space
Coastal Sage Scrub	19.0
Chaparral	10.5
Grassland	0
Riparian Scrub	0
Eucalyptus Woodland	0
Disturbed Land	22.5
Developed	0
TOTAL	52.0



5.0 Uptown Community: Impacts and Mitigation Framework

5.1 Project Impacts

Significant project impacts are not anticipated from the implementation of the proposed Community Plan Update. For the most part, the Uptown community is mostly built-out, and the CPU proposes the designation of appropriate residential density and intensity of uses and includes design guidelines within the Community Plan's Urban Design element to address: building height (including a reduction in the maximum height permitted), commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary. None of these designations or design guidelines would result in impacts to biological resources.

The CPU also identifies improvements to existing mobility infrastructure to increase bicycle, pedestrian, and transit use, including a separate study for a streetcar line. These improvements would not result in impacts to biological resources as they would occur in previously developed areas. Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan area are also included within the Community Plan Update. Improvements to new and existing facilities and trails would be designed to avoid potential impacts to biological resources.



-  Golden Hill Community Plan Boundary
-  Proposed Open Space

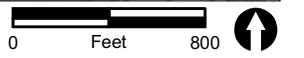


FIGURE 7c

Golden Hill Community Plan Area –
Location of Open Space

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Potential impacts to biological resources could result from vegetation removal due to implementation of brush management zone 1 in accordance with Land Development Code (LDC) Section 142.0412, re-grading of parcels for re-development, and home remodeling or additions of structures. These potential impacts could occur in remnant native vegetation located on the development-canyon interface. Additional project impacts to vegetation communities are described in greater detail in Section 5.1.1.

All impacts are assessed according to guidelines set forth in the City of San Diego's Development Services Department CEQA Significance Thresholds (2011) and Biology Guidelines, as well as the MSCP Subarea Plan (City of San Diego 1997). Impacts that are considered significant would require mitigation.

5.1.1 Vegetation Community Impacts

The Uptown CPU area has sensitive vegetation communities (Tier II – coastal sage scrub, chaparral; Tier IIIB – grassland; Wetland - riparian scrub) primarily within the canyons and with some native upland habitat remnants along the canyon rims. The remainder of the CPU area is built out and supports no biological resources. Implementation of the CPU would impact primarily disturbed land and urban/developed land and these impacts would not be considered significant. Potential impacts to sensitive vegetation are discussed below.

Implementation of the CPU would not result in impacts to sensitive vegetation communities. Coastal sage scrub, chaparral, grassland, and riparian scrub habitat remains in the canyons existing within the Uptown CPU (Figure 8a). These areas would remain in designated open space and/or within the MHPA and any future project within these areas would require additional analysis and compliance with ESL regulations, Biology Guidelines, and the MSCP Subarea Plan.

Corrections to the MHPA boundary were also included as part of this community plan update, however mapping changes associated with a MHPA boundary line correction would not be considered impacts. This is discussed further in Section 4.1.1.1, MHPA Boundary Corrections.

Future build-out in accordance with the Uptown CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8a). However, the plan level analysis showed that these potential impacts would occur over several individual private lots (see Attachment 2) and impacts on any single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines; therefore, these potential impacts would not be considered significant.

Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

5.1.2 Impacts to Common Wildlife Species

There is a small potential that wildlife would be displaced and some small mammals, amphibians, and reptiles with low mobility may be inadvertently harmed during future project activities (e.g., brush management zone 1 or re-development of a lot). However, impacts to these wildlife species are considered less than significant, as these common wildlife species are not considered sensitive by the City of San Diego (City of San Diego 2012).

5.1.3 Sensitive Biological Resources Impacts

The plan level analysis identifies that there is a low potential for significant impacts to occur to sensitive biological resources. Due to the fact that portions of the biological resource assessment are based on secondary source information rather than site-specific field surveys, potential impacts would be refined for individual projects on a site-specific level. Site-specific surveys would be conducted at the project-level if and when proposals are submitted to verify the presence of sensitive plant species occurring on individual properties and determine the extent of any potential impacts.

5.1.3.1 Affected Sensitive Vegetation Communities

Future build-out in accordance with the Uptown CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8a). However, the plan level analysis showed that these potential impacts would occur over numerous individual private lots (see Attachment 2) and impacts on any single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines; therefore, these potential impacts would not be considered significant.

Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

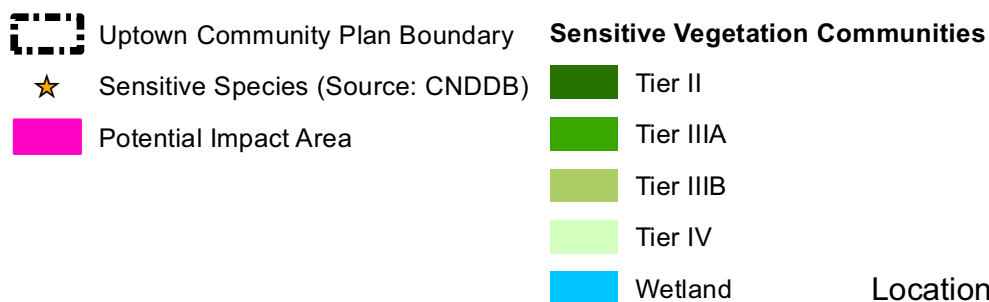


FIGURE 8a

Uptown Community Plan Area –
Location of Sensitive Biological Resource Impacts

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5.1.3.2 Affected Sensitive Plants

Implementation of the CPU has a low potential to impact any of the four sensitive plant species previously recorded in the Uptown community (see Figure 8a). As described previously, implementation of the CPU would result in land use changes that would affect primarily developed areas. The potential for sensitive plant species to still occur is low due to the extent of development that has taken place within the CPU area and along the urban-canyon interface. Though focused surveys for sensitive plant species were not conducted in support of this document, it is anticipated that these species, if they occur, would be located within the canyon portions of the community plan.

As described previously, future build-out of the CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. These areas potentially support very small areas of native habitat (less than 0.1 acre per lot) with a low potential for sensitive plant species to occur. Thus, the implementation of the CPU is not anticipated to result in impacts to sensitive plant species.

Furthermore, implementation of the CPU also is not expected to significantly impact the regional population of sensitive plant species. Because the area is already highly developed, it is anticipated that only small populations of sensitive plants, if any, would remain.

Affected Federally and State Listed Plant Species

San Diego thornmint is federally listed as threatened and state listed as endangered (USFWS 1998, State of California 2014). It is considered a narrow endemic under the MSCP and has a CNPS Rare Plant Ranking of 1B.1 (Species rare, threatened, or endangered in California and elsewhere; species seriously threatened in California) (City of San Diego 1997; CNPS 2012). Preferred habitat is friable or cracked clay soil in grassy openings within chaparral and coastal scrub (Reiser 2001). Chaparral and coastal scrub habitats located within the CPU area exist within urban canyons. Remnant native habitat areas within lots located at the canyon edges are not expected to support San Diego thornmint. The CPU would primarily involve changes to land use designations outside of the canyon areas, therefore, no significant impacts to this species are anticipated.

Affected MSCP-Covered Plant Species

San Diego barrel cactus (a covered species under the MSCP and has a CNPS Rare Plant Ranking of 2B.1), variegated dudleya (a narrow endemic species under the MSCP and has a CNPS Rare Plant Ranking of 1B.2), San Diego goldenstar (a MSCP-covered species and has a CNPS Rare Plant Ranking of 1B.1) all occur within coastal sage scrub and chaparral

habitats. These species can also occur within grassland habitat. No significant impacts to these species are anticipated (see discussion above for sensitive plants).

Other Non-Covered Sensitive Plant Species Affected

Nuttall's scrub oak is not covered under the MSCP, but is considered rare and has a CNPS Rare Plant Ranking of 1B.1. This species occurs within coastal sage scrub and chaparral vegetation. No significant impacts to this species are anticipated.

5.1.3.3 Affected Sensitive Wildlife

Implementation of the CPU has a low potential to result in impacts to either of the two sensitive wildlife species reported in the Uptown community (see Figure 8a). As described previously, implementation of the CPU would result in land use changes that would affect primarily developed areas. Though sensitive wildlife species were not verified in support of this document, it is anticipated that these species, if they occur, would be located within the canyon portions of the community plan. These areas are currently designated Open Space and/or MHPA and no changes to these designations are proposed with the CPU. As a result, those areas likely to support habitat for sensitive wildlife species will be conserved and not subject to any new impacts as a result of the CPU.

Furthermore, implementation of the CPU also is not expected to significantly impact the regional population of these species. It is unlikely that the remnant urban canyon system that exists within the Uptown CPU would support a regionally significant population of coastal cactus wren or Mexican long-tongue bat.

Affected CDFW Watch List and Species of Special Concern

Coastal cactus wren is CDFW species of special concern, USFWS bird of conservation concern, and MSCP-covered species. It occupies coastal sage scrub with *Opuntia* thickets, which may be present within the Uptown community. No significant impacts to this species are anticipated as *Opuntia* thickets large enough to support cactus wren are not likely present along the rims of the canyons at the urban interface.

An additional CDFW species of special concern with known occurrences in the CPU area includes the Mexican long-tongued bat. This species is not covered by the MSCP. No significant impacts to this species are anticipated as suitable caves or mines are not likely to be present along the rims of the canyons at the urban interface.

5.1.4 Jurisdictional Waters/Wetlands

Wetland habitats in the CPU area consist of riparian scrub. Riparian scrub habitat is located in a canyon bottom within the CPU. Implementation of the CPU would not result in impacts to riparian scrub as the canyon areas will remain within Open Space and/or the MHPA. As a result, any future development that could affect riparian scrub would be subject to

compliance with state and federal laws and the City of San Diego ESL regulations. No impacts to riparian scrub are expected; therefore, no future significant impacts are anticipated to this vegetation community.

5.1.5 Wildlife Movement Corridors

Development that could occur as a result of the implementation of the Uptown CPU would not contribute towards fragmentation of the canyons or local wildlife movement as the changes to the boundaries between open space, MHPA, and developed areas associated with the CPU would result in the addition of native habitats to open space and/or the MHPA in order to increase the viability and connectivity of sensitive habitat within the MHPA. Therefore, the proposed project is expected to improve wildlife movement corridors. Thus, no significant impacts to wildlife movement corridors are anticipated from changes to the open space and MHPA boundaries.

5.1.6 MHPA

As designated in the City's MSCP Subarea Plan, the MHPA is the permanent preserve area for habitat conservation. There are no remaining lands completely within the MHPA that have not already been preserved as open space within this CPU area.

5.1.6.1 MHPA Land Use Adjacency Guidelines

The MHPA has been designed to maximize conservation of sensitive biological resources, including sensitive species. When land is developed adjacent to the MHPA, there is a potential for secondary impacts that may degrade the habitat value or disrupt animals within the preserve area. These secondary effects of project development may include habitat insularization, drainage/water quality impacts, lighting, noise, exotic plant species, nuisance animal species, and human intrusion. These impacts could be short-term resulting from construction activities, or long-term. Short-term construction impacts could result in disruption of nesting and breeding thus affecting the population of sensitive species. To address these concerns, the MSCP includes a set of MHPA Land Use Adjacency Guidelines that are to be evaluated and implemented at the project level.

Indirect effects can occur wherever development and human activity is adjacent to natural areas. These effects include those due to increased runoff, trampling, and removal of plant cover due to hiking, biking and other human activities, increased presence of toxins, increased nighttime light levels, and redirection or blockage of wildlife movement, increased levels of non-native and invasive plants. These indirect effects could reduce the quality of the MHPA. The Land Use Adjacency Guidelines require certain measures to be incorporated in the design of projects adjacent to the MHPA to reduce indirect impacts to a level that is less than significant.

Future development proposals located adjacent to the MHPA would be required to address potential indirect impacts and incorporate the MHPA Land Use Adjacency Guidelines. Adherence to these guidelines would avoid any future significant indirect impacts. All projects with sensitive biological resources would require review under the City of San Diego ESL regulations.

Potential indirect impacts to the MHPA from the Uptown CPU would be mitigated for at the project level. Projects adjacent to the MHPA would incorporate features into the project and/or permit conditions that demonstrate compliance with the MHPA Land Use Adjacency Guidelines. To ensure avoidance or reduction of potential indirect impacts to the MHPA resulting from land use adjacency, the following mitigation measures shall be implemented by future projects at the time of future development permit processing:

All subsequent development projects in the Uptown CPU area adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include, but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA. The project biologist for each proposed project would identify specific mitigation measures needed to reduce impacts to below a level of significance. Subsequent environmental review would be required to determine the significance of impacts from land use adjacency and compliance with the Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the Environmental Designee (ED) of the City of San Diego and the Development Services Department shall identify the specific provisions which shall be included in the conditions of approval in order to avoid or to reduce potential impacts to adjacent MHPA to below significance.

Specific requirements shall include:

- New developments within or 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. Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation. Prior to the issuance of occupancy permits, development areas shall be permanently fenced where development is adjacent to the MHPA to deter the intrusion of people and/or pets into the MHPA open space areas. Signage may be installed as an additional deterrent to human intrusion as required by the City.

- Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. The use of structural and nonstructural best management practices (BMPs), including sediment catchment devices, shall be required to reduce the potential indirect impacts associated with construction to drainage and water quality. Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- Per the City of San Diego Municipal Code 142.0740, lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away or shielded to minimize the amount of light entering the MHPA. All outdoor lighting adjacent to open space areas shall be shielded to prevent light over-spill off-site. Shielding shall consist of the installation of fixtures that physically direct light away from the outer edges of the road or landscaping, berms, or other barriers at the edge of development that prevent light over spill.
- The landscape plan for the project shall contain no exotic plant/invasive species and shall include an appropriate mix of native species which shall be used adjacent to the MHPA native habitat areas.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.
- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED.
- Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic

materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.

- Locations adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 – August 15). If construction is proposed during the above breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting until fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.

5.1.7 Cumulative Impacts

5.1.7.1 Sensitive Biological Resources

The Uptown CPU would not result in significant cumulative impacts to sensitive biological resources, such as vegetation communities, plants, and wildlife. These cumulative impacts are discussed in detail below.

Sensitive Vegetation Communities

As discussed in Section 5.1.3.1, Affected Sensitive Vegetation Communities, potential direct and indirect impacts to sensitive Tier II and Tier IIIA vegetation types within the Uptown CPU area would contribute a minor amount to the cumulative loss of these habitats in San Diego County. However, through the MHPA correction process, a significantly larger amount of sensitive Tier II and IIIA habitats will be added to the MHPA compared to the amount deleted (See Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412). This comprehensive MHPA correction would reduce the cumulative loss of these sensitive vegetation types.

Implementation of the Uptown CPU policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines, as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would serve to reduce impacts to a level less than significant. Therefore, potential impacts to sensitive vegetation communities proposed under the Uptown CPU would not result in a significant cumulative impact.

Sensitive Plants

The less than significant potential for direct and indirect impacts presented above in Section 5.1.3.2, Affected Sensitive Plants, for sensitive plant species would not add to the cumulative loss of significant populations of sensitive species. Implementation of the Uptown CPU policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would further serve to reduce any cumulative impacts to a level less than significant. Therefore, the Uptown CPU would not result in a significant cumulative impact to sensitive plant species.

Sensitive Wildlife

The less than significant potential for direct and indirect impacts presented above in Section 5.1.3.3, Affected Sensitive Wildlife, for sensitive wildlife species would not add to the cumulative impacts to these species. Implementation of the CPU's policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would further serve to reduce any cumulative impacts to a level less than significant. Therefore, the Uptown CPU would not result in a significant cumulative impact to sensitive wildlife species.

Jurisdictional Waters

No impacts to federal, state, and City jurisdictional wetlands are anticipated; therefore, no significant cumulative impacts are expected.

Wildlife Movement Corridors

The less than significant potential for direct and indirect impacts to wildlife movement corridors within the CPU would not contribute to the cumulative impacts to local wildlife movement. The existing wildlife movement corridors within the preserved canyons will continue to serve as stepping-stones for movement between other local canyon systems and would not be significantly affected by implementation of brush management zone 1 clearing or any other re-development conducted on individual parcels that would occur along the upper edges of these canyons. Thus, the CPU would not result in any significant cumulative impacts to wildlife movement corridors.

MHPA

The Uptown CPU would not result in a significant cumulative impact to the MHPA as a significantly larger amount of sensitive Tier II-III habitat communities are being added to the MHPA through the correction process compared to what is being deleted (See Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412).

5.2 Mitigation

Mitigation is required for impacts that are considered significant under the City of San Diego's Biology Guidelines (2012) and the City of San Diego's Development Services Department CEQA Significance Determination Thresholds (2011). At the plan level, the potential CPU impacts to sensitive biological resources are determined to be less than significant. Therefore, no mitigation is required. In addition, no significant cumulative impacts were identified as part of the Uptown CPU. No mitigation is required.

The CPU includes policies and recommendations that would ensure that future impacts to biological resources would not be significant. At the project-level, site-specific analysis would be conducted to determine if individual projects need to incorporate specific measures to reduce impacts to sensitive biological resources.

6.0 North Park Community: Impacts and Mitigation Framework

6.1 Project Impacts

Significant project impacts are not anticipated from the implementation of the proposed CPU. For the most part, the North Park community is mostly built-out, and the CPU proposes the designation of appropriate residential density and intensity of uses and includes design guidelines within the Community Plan's Urban Design element to address: commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary. None of these designations or design guidelines would result in impacts to biological resources.

The CPU also identifies improvements to existing mobility infrastructure is evaluated to increase bicycle, pedestrian, and transit use. These improvements would not result in impacts to biological resources as they would occur in previously developed areas. Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan area are also included within the Community Plan Update. Improvements to new and existing facilities and trails would be designed to avoid potential impacts to biological resources

Potential impacts to biological resources could result from vegetation removal due to implementation of brush management zone 1 in accordance with LDC Section 142.0412, re-grading of parcels for re-development, and home re-modeling or additions of structures. These potential impacts could occur in remnant native vegetation located on the development-canyon interface. Additional project impacts to vegetation communities are described in greater detail in Section 6.1.1.

All impacts were assessed according to guidelines set forth in the City of San Diego's Development Services Department CEQA Significance Thresholds (2011) and Biology Guidelines, as well as the MSCP Subarea Plan (City of San Diego 1997). Impacts that are considered significant would require mitigation.

6.1.1 Vegetation Community Impacts

The North Park CPU area has sensitive vegetation communities (Tier II – coastal sage scrub, chaparral; Tier IIIB – grassland) primarily within the canyons and with some native upland habitat remnants along the canyon rims. The remainder of the CPU area is built out and supports no biological resources. Implementation of the CPU would impact primarily disturbed land and urban/developed land and these impacts would not be considered significant. Potential impacts to sensitive vegetation are discussed below.

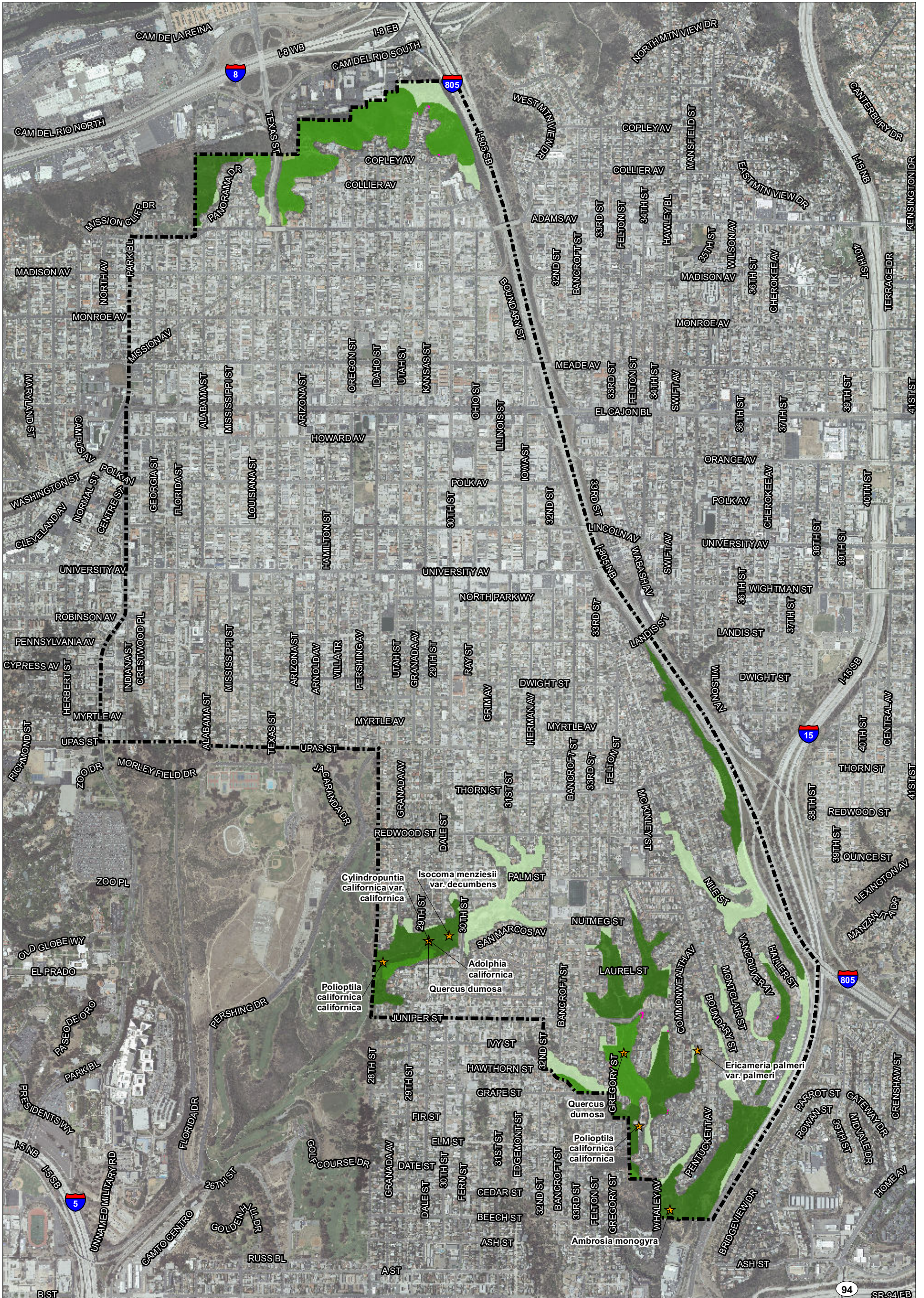
Implementation of the CPU would not result in impacts to sensitive vegetation communities. Coastal sage scrub, chaparral, and grassland habitat remains in the canyons existing within the North Park CPU (Figure 8b). These areas would remain in designated open space and/or within the MHPA and any future project within these areas would require additional analysis and compliance with ESL regulations, Biology Guidelines, and the MSCP Subarea Plan.

Corrections to the MHPA boundary were also included as part of this community plan update, however mapping changes associated with a MHPA boundary line correction would not be considered impacts. This is discussed further in section 4.1.1.1.

Future build-out in accordance with the North Park CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8b). However, the plan level analysis showed that these potential impacts would occur over several individual private lots (see Attachment 2) and impacts on any single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines; therefore, these potential impacts would not be considered significant.

Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

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- North Park Community Plan Boundary
- Sensitive Species (Source: CNDDB)
- Potential Impact Area

- Sensitive Vegetation Communities**
- Tier II
 - Tier IIIA
 - Tier IIIB
 - Tier IV

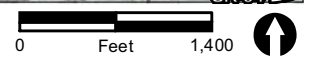


FIGURE 8b

North Park Community Plan Area – Location of Sensitive Biological Resource Impacts

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6.1.2 Impacts to Common Wildlife Species

There is a small potential that wildlife would be displaced and some small mammals, amphibians, and reptiles with low mobility may be inadvertently harmed during future project activities (e.g., brush management clearing or re-development of a lot). However, impacts to these wildlife species are considered less than significant, as these common wildlife species are not considered sensitive by the City of San Diego (City of San Diego 2012).

6.1.3 Sensitive Biological Resources Impacts

The plan level analysis identifies that there is a low potential for significant impacts to occur to sensitive biological resources. Due to the fact that portions of the biological resource assessment are based on secondary source information rather than site specific field surveys, the potential impacts would be refined for individual projects on a site-specific level.

Site-specific surveys would be conducted in the future at the project-level, if and when proposals are submitted to verify the presence of sensitive plant species occurring on individual properties and determine the extent of any potential impacts.

6.1.3.1 Affected Sensitive Vegetation Communities

Future buildout in the North Park CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. . Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8b). However, the plan level analysis showed that these potential impacts would occur over numerous individual lots (see Attachment 2) and impacts to a single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines, therefore, these potential impacts would not be considered significant. Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

6.1.3.2 Affected Sensitive Plants

Implementation of the CPU has a low potential to impact any of the six sensitive plant species previously recorded in the North Park community (see Figure 8b). As described previously, implementation of the CPU would result in land use changes that would affect primarily developed areas. The potential is low for sensitive plant species to still occur due

to the extent of development that has taken place within the CPU area and along the urban-canyon interface. Though focused surveys for sensitive plant species were not conducted in support of this document, it is anticipated that these species, if they occur, would be located within the canyon portions of the community plan.

As described previously, future build-out of the CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. These areas potentially support very small areas of native habitat (less than 0.1 acre per lot) with a low potential for sensitive plant species to occur. Thus, the implementation of the CPU is not anticipated to result in impacts to sensitive plant species.

Furthermore, implementation of the CPU also is not expected to significantly impact the regional population of sensitive plant species. Because the area is already highly developed, it is anticipated that only small populations of sensitive plants, if any, would remain.

Affected MSCP-Covered Plant Species

Palmer's goldenbush (a MSCP-covered species and a CNPS List 1B.1 species) can be found in drainages and coastal sage scrub. Snake cholla (a narrow endemic species under the MSCP and has a CNPS Rare Plant Ranking of 1B.1) occurs within coastal sage scrub and chaparral habitats. No significant impacts to these species are anticipated (see discussion above for sensitive plants).

Other Affected Non-Covered Sensitive Plant Species

Additional plant species in the CPU area that are not covered in the MSCP, but are considered rare and occurring on the CNPS List include: Nuttall's scrub oak (a CNPS Rare Plant Ranking of 1B.1) and California adolphia (a CNPS Rare Plant Ranking of 2B.1). Both of these species can occur within coastal sage scrub and chaparral vegetation. South coast saltscale (a CNPS Rare Plant Ranking of 1B.2) is found only in coastal sage scrub habitat and singlewhorl burrobrush (a CNPS Rare Plant Ranking of 2B.2) typically occurs in chaparral (Reiser 2001). No significant impacts to this species are anticipated.

6.1.3.3 Affected Sensitive Wildlife

Implementation of the CPU has a low potential to result in impacts to the one sensitive wildlife species reported in the North Park community (see Figure 8b). As described previously, implementation of the CPU would result in land use changes that would affect primarily developed areas. Though sensitive wildlife species were not verified in support of this document, it is anticipated that these species, if they occur, would be located within the canyon portions of the community plan. These areas are currently designated Open Space

and/or MHPA and no changes to these designations are proposed with the CPU. As a result, those areas likely to support habitat for sensitive wildlife species will be conserved and not subject to any new impacts as a result of the CPU.

Furthermore, implementation of the CPU also is not expected to significantly impact the regional population of this species. It is unlikely that the remnant urban canyon system that exists within the North Park CPU would support a regionally significant population of coastal California gnatcatcher.

Affected Federally Listed Threatened Species

The coastal California gnatcatcher, a federally listed threatened species, CDFW listed species of special concern, and MSCP-covered species, has a low potential to be directly or indirectly impacted with future development implemented in accordance with the CPU land use plan. No significant impacts to this species are anticipated as not enough suitable habitat is present along the rims of the canyons at the urban interface to support this species.

6.1.4 Jurisdictional Waters/Wetlands

No wetland habitats have been identified within the North Park CPU area. No future significant impacts are anticipated to jurisdictional waters or wetlands.

6.1.5 Wildlife Movement Corridors

Development that could occur as a result of the implementation of the North Park Community Plan Update would not contribute towards fragmentation of the canyons or local wildlife movement as the changes to the boundaries between open space, MHPA and developed areas associated with the CPU would result in the addition of native habitats to open space and/or the MHPA in order to increase the viability and connectivity of sensitive habitat within the MHPA. Therefore, the proposed project is expected to improve wildlife movement corridors. Thus, no significant impacts to wildlife movement corridors are anticipated from changes to the open space and MHPA boundaries.

6.1.6 MHPA

As designated in the City's MSCP Subarea Plan, the MHPA is the permanent preserve area for habitat conservation. There are no remaining lands completely within the MHPA that have not already been preserved as open space within the CPU area.

6.1.6.1 MHPA Land Use Adjacency Guidelines

The MHPA has been designed to maximize conservation of sensitive biological resources, including sensitive species. When land is developed adjacent to the MHPA, there is a potential for secondary impacts that may degrade the habitat value or disrupt animals within

the preserve area. These secondary effects of project development may include habitat insularization, drainage/water quality impacts, lighting, noise, exotic plant species, nuisance animal species, and human intrusion. These impacts could be short-term resulting from construction activities, or long-term. Short-term construction impacts could result in disruption of nesting and breeding thus affecting the population of sensitive species. To address these concerns, the MSCP includes a set of MHPA Land Use Adjacency Guidelines that are to be evaluated and implemented at the project level.

Indirect effects can occur wherever development and human activity is adjacent to natural areas. These effects include those due to increased runoff, trampling and removal of plant cover due to hiking, biking and other human activities, increased presence of toxins, increased nighttime light levels, and redirection or blockage of wildlife movement, increased levels of non-native and invasive plants. These indirect effects could reduce the quality of the MHPA. The Land Use Adjacency Guidelines require certain measures to be incorporated in the design of projects adjacent to the MHPA to reduce indirect impacts to a level that is less than significant.

Future development proposals would be required to address potential indirect impacts and incorporate the Land Use Adjacency Guidelines. Adherence to these guidelines would avoid any future significant indirect impacts. All projects with sensitive biological resources would require review under the City of San Diego ESL regulations.

Potential indirect impacts to the MHPA from the North Park CPU would be mitigated for at the project level. Projects adjacent to the MHPA would incorporate features into the project and/or permit conditions that demonstrate compliance with the MHPA Land Use Adjacency Guidelines. To ensure avoidance or reduction of potential indirect impacts to the MHPA resulting from land use adjacency, the following mitigation measures shall be implemented by future projects at the time of future development permit processing:

All subsequent development projects in the North Park CPU area adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include, but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA. The project biologist for each proposed project would identify specific mitigation measures needed to reduce impacts to below a level of significance. Subsequent environmental review would be required to determine the significance of impacts from land use adjacency and compliance with the Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the Environmental Designee (ED) of the City of San Diego and the

Development Services Department shall identify the specific provisions which shall be included in the conditions of approval in order to avoid or to reduce potential impacts to adjacent MHPA to below significance.

Specific requirements shall include:

- New developments within or 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. Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation. Prior to the issuance of occupancy permits, development areas shall be permanently fenced where development is adjacent to the MHPA to deter the intrusion of people and/or pets into the MHPA open space areas. Signage may be installed as an additional deterrent to human intrusion as required by the City.
- Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. The use of structural and nonstructural best management practices (BMPs), including sediment catchment devices, shall be required to reduce the potential indirect impacts associated with construction to drainage and water quality. Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- Per the City of San Diego Municipal Code 142.0740, lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away or shielded to minimize the amount of light entering the MHPA. All outdoor lighting adjacent to open space areas shall be shielded to prevent light over-spill off-site. Shielding shall consist of the installation of fixtures that physically direct light away from the outer edges of the road or landscaping, berms, or other barriers at the edge of development that prevent light over spill.
- The landscape plan for the project shall contain no exotic plant/invasive species and shall include an appropriate mix of native species which shall be used adjacent to the MHPA native habitat areas.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be

permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.

- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED.
- Land uses, such as recreation and agriculture, that use chemicals or generate by-products 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. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.
- Locations adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 – August 15). If construction is proposed during the above breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting until fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.

6.1.7 Cumulative Impacts

6.1.7.1 Sensitive Biological Resources

The North Park CPU would not result in significant cumulative impacts to sensitive biological resources, such as vegetation communities, plants, and wildlife. These cumulative impacts are discussed in detail below.

Sensitive Vegetation Communities

As discussed in Section 6.1.3.1 “Affected Sensitive Vegetation Communities” above potential direct and indirect impacts to sensitive Tier II and Tier IIIA vegetation types within

the North Park CPU area would contribute to the cumulative loss of these habitats in San Diego County. However, through the MHPA correction process, a significantly larger amount of sensitive Tier II and IIIA habitats will be added to the MHPA compared to the amount deleted (See Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412). This comprehensive MHPA correction would help to reduce the cumulative loss of these sensitive vegetation types.

Implementation of the North Park CPU policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines, as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would serve to reduce cumulative impacts to a level less than significant. Therefore, the loss of habitat proposed under the North Park CPU would not result in a significant cumulative impact.

Sensitive Plants

The low potential for direct and indirect impacts presented above in Section 6.1.3.2, Affected Sensitive Plants, for sensitive plant species would not add to the cumulative impacts to these species. Implementation of the CPU policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would further serve to reduce any cumulative impacts to a level less than significant. Therefore, the North Park CPU would not result in a significant cumulative impact to sensitive plant species.

Sensitive Wildlife

The low potential for direct and indirect impacts presented above in Section 6.1.3.3, Affected Sensitive Wildlife, for sensitive wildlife species would not add to the cumulative impacts to these species. Implementation of the CPU's policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would further serve to reduce any cumulative impacts to a level less than significant. Therefore, the North Park CPU would not result in a significant cumulative impact to sensitive wildlife species.

Jurisdictional Waters

No impacts to federal, state, and City jurisdictional wetlands are anticipated; therefore, no significant cumulative impacts are expected.

Wildlife Movement Corridors

The low potential for direct and indirect impacts to wildlife movement corridors within the CPU area would not contribute to the cumulative impacts to local wildlife movement. The

existing wildlife movement corridors within the preserved canyons will continue to serve as stepping-stones for movement between other local canyon systems and would not be significantly affected implementation of brush management zone 1 clearing or any other re-development conducted on individual parcels that would occur along the upper edges of these canyons. Thus, the North Park CPU would not result in any significant cumulative impacts to wildlife movement corridors.

MHPA

The North Park CPU would not result in a significant cumulative impact to the MHPA as a significantly larger amount of sensitive Tier II-III habitat communities are being added to the MHPA through the correction process compared to what is being deleted (see Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412).

6.2 Mitigation Framework

Mitigation is required for impacts that are considered significant under the City of San Diego's Biology Guidelines (2012) and the City of San Diego's Development Services Department CEQA Significance Determination Thresholds (2011). At the plan level, the potential CPU impacts to sensitive biological resources are determined to be less than significant. Therefore, no mitigation is required. In addition, no significant cumulative impacts were identified as part of the North Park CPU. No mitigation is required.

The CPU includes policies and recommendations that would ensure that future impacts to biological resources would not be significant. At the project-level, site-specific analysis would be conducted to determine if individual projects need to incorporate specific measures to reduce impacts to sensitive biological resources.

7.0 Golden Hill Community: Impacts and Mitigation Framework

7.1 Project Impacts

Significant project impacts are not anticipated from the implementation of the proposed Community Plan Update. For the most part, the Golden Hill community is mostly built-out, and the CPU proposes the designation of appropriate residential density and intensity of uses and includes design guidelines within the Community Plan's Urban Design element to address: building height, commercial storefronts in mixed-use development, context sensitive design, and scale transitions and buffers between existing and new development where necessary. None of these designations or design guidelines would result in impacts to biological resources.

The CPU also identifies improvements to existing mobility infrastructure is evaluated to increase bicycle, pedestrian, and transit use. These improvements would not result in impacts to biological resources as they would occur in previously developed areas. Designation of new park sites and the establishment of community-specific park equivalencies consistent with the General Plan area are also included within the Community Plan Update. Improvements to new and existing facilities and trails would be designed to avoid potential impacts to biological resources.

Potential impacts to biological resources could result from vegetation removal due to implementation of brush management zone 1 in accordance with LDC Section 142.0412, re-grading of parcels for re-development, and home re-modeling or additions of structures. These potential impacts could occur in remnant native vegetation located on the development-canyon interface. Additional project impacts to vegetation communities are described in greater detail in Section 7.1.1.

All impacts were assessed according to guidelines set forth in the City of San Diego's Development Services Department CEQA Significance Thresholds (2011) and Biology Guidelines, as well as the MSCP Subarea Plan (City of San Diego 1997). Impacts that are considered significant would require mitigation.

7.1.1 Vegetation Community Impacts

The Golden Hill CPU area has sensitive vegetation communities (Tier II – coastal sage scrub, chaparral) primarily within the canyons and with some native upland habitat remnants along the canyon rims. The remainder of the CPU area is built out and supports no biological resources. Implementation of the CPU would impact primarily disturbed land and urban/developed land and these impacts would not be considered significant. Potential impacts to sensitive vegetation are discussed below.

Implementation of the CPU would not result in impacts to sensitive vegetation communities. Coastal sage scrub and chaparral habitat remains in the canyons existing within the Golden Hill CPU (Figure 8c). These areas would remain in designated open space and/or within the MHPA and any future project within these areas would require additional analysis and compliance with ESL regulations, Biology Guidelines, and the MSCP Subarea Plan.

Corrections to the MHPA boundary were also included as part of this community plan update, however mapping changes associated with a MHPA boundary line correction would not be considered impacts. This is discussed further in section 4.1.1.1.

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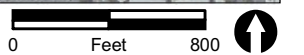
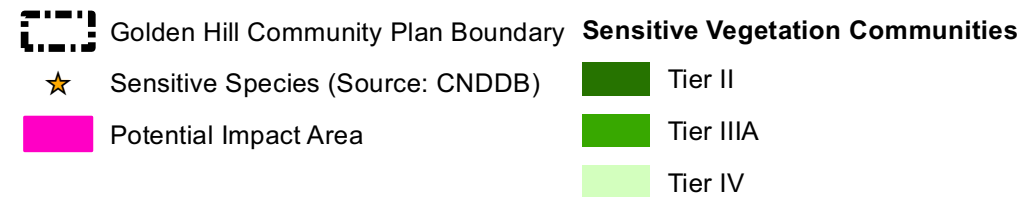
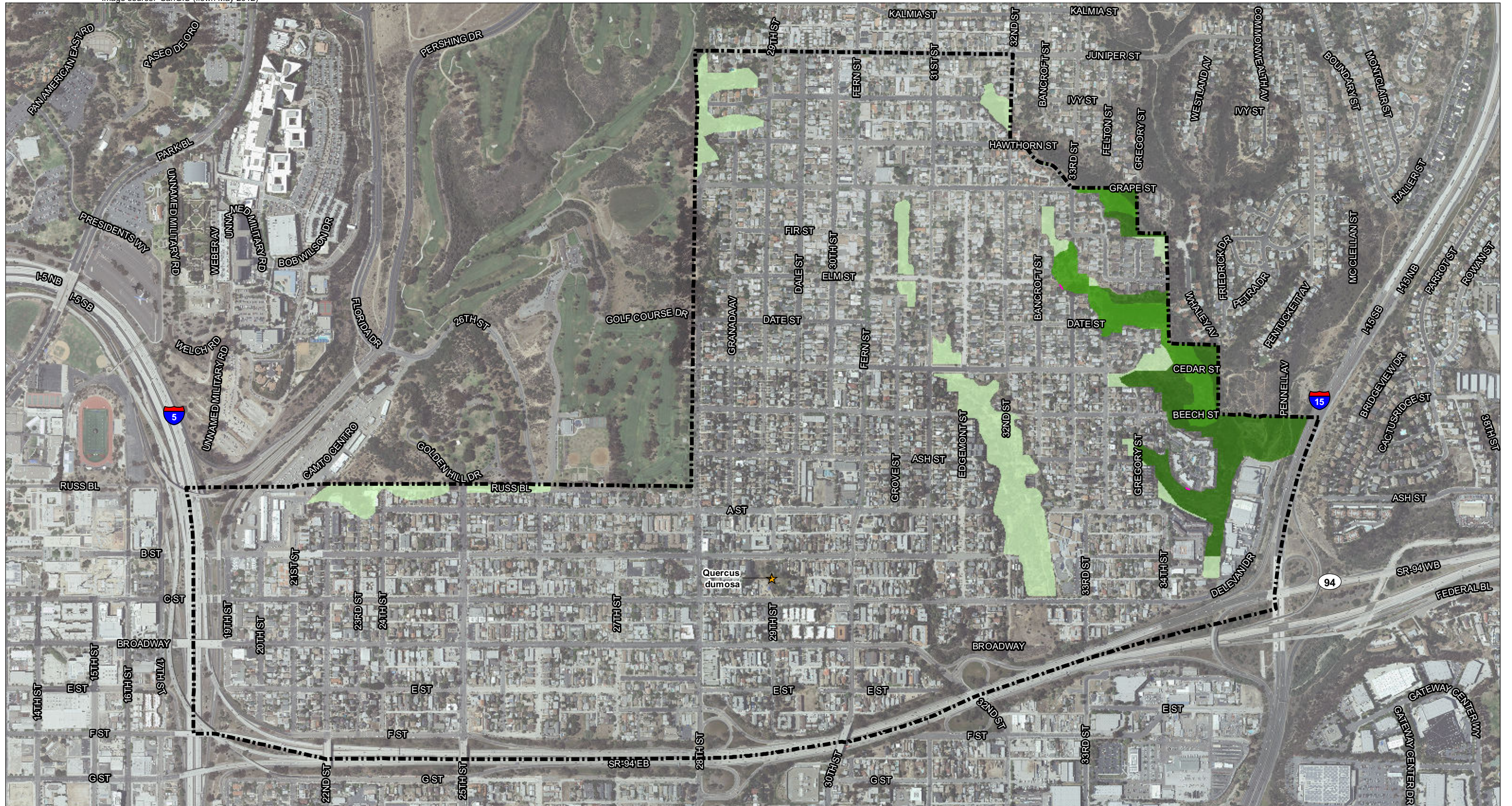


FIGURE 8c

Golden Hill Community Plan Area –
Location of Sensitive Biological Resource Impacts

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Future build-out in accordance with the Golden Hill CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8c). However, the plan level analysis showed that these potential impacts would occur over several individual private lots (see Attachment 2) and impacts on any single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines; therefore, these potential impacts would not be considered significant.

Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

7.1.2 Impacts to Common Wildlife Species

There is a small potential that wildlife using the site would be displaced and some small mammals, amphibians, and reptiles with low mobility may be inadvertently harmed during future project activities (e.g., brush management clearing or re-development of a lot). Impacts to these wildlife species are considered less than significant, as these common wildlife species are not considered as sensitive by the City of San Diego (City of San Diego 2012).

7.1.3 Sensitive Biological Resources Impacts

The plan-level analysis identifies that there is a low potential for significant impacts to occur to sensitive biological resources. Due to the fact that portions of the biological resource assessment are based on secondary source information rather than site specific field surveys, potential impacts would be refined for individual projects on a site-specific level.

Site-specific surveys would be conducted in the future at the project-level, if and when proposals are submitted to verify the presence of sensitive plant species occurring on individual properties and determine the extent of any potential impacts.

7.1.3.1 Affected Sensitive Vegetation Communities

Future buildout in accordance with the Golden Hill CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. areas that could be subject to brush management zone 1 clearing or re-development of the

parcel or its existing structures. Potential impacts to sensitive vegetation communities could include the loss of coastal sage scrub and chaparral habitat (see Figure 8c). However, the plan level analysis showed that these potential impacts would occur over several individual private lots (see Attachment 2) and impacts on any single lot would not exceed the 0.10-acre significance threshold contained in the City's significance guidelines; therefore, these potential impacts would not be considered significant.

Additionally, these small losses would not significantly affect the regional distribution of these vegetation communities. Implementation of the CPU policies and future compliance with established development standards contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would ensure that biological resource impacts remain below a level of significance.

7.1.3.2 Affected Sensitive Plants

Implementation of the CPU has the low potential to impact the one sensitive plant species, Nuttall's scrub oak, previously recorded in the Golden Hill CPU area (see Figure 8c). As described previously, implementation of the CPU would result in land use changes that would affect primarily developed areas. The potential is low for sensitive plant species to still occur due to the extent of development that has taken place within the CPU area and along the urban-canyon interface. Though focused surveys for sensitive plant species were not conducted in support of this document, it is anticipated that these species, if they occur, would be located within the canyon portions of the community plan.

As described previously, future build-out of the CPU could impact a relatively small acreage of sensitive vegetation that is outside of the MHPA or designated open space that occurs along the edges of the canyons and within areas that could be subject to brush management zone 1 clearing or re-development of the parcel or its existing structures. These areas potentially support very small areas of native habitat (less than 0.1 acre per lot) with a low potential for sensitive plant species to occur. Thus, the implementation of the CPU is not anticipated to result in impacts to sensitive plant species.

Furthermore, implementation of the CPU also is not expected to significantly impact the regional population of sensitive plant species. Because the area is already highly developed, it is anticipated that only small populations of sensitive plants, if any, would remain.

Affected Non-Covered Sensitive Plant Species

Nuttall's scrub oak is not covered in the MSCP, but considered rare and has a CNPS Rare Plant Ranking of 1B.1. This species can occur within the coastal sage scrub and chaparral vegetation, as well as closed-cone coniferous forest. No significant impacts to this species are anticipated.

7.1.3.3 Affected Sensitive Wildlife

No sensitive wildlife species are known to occur within the Golden Hill CPU. Therefore, no significant impacts to sensitive wildlife species are anticipated.

7.1.4 Jurisdictional Waters/Wetlands

No wetland habitats have been identified within the Golden Hill CPU area. No future impacts are anticipated to jurisdictional waters or wetlands.

7.1.5 Wildlife Movement Corridors

Development that could occur as a result of the Golden Hill Community Plan Update would not contribute towards fragmentation of the canyons or local wildlife movement as the changes to the boundaries between open space, MHPA and developed areas associated with the CPU would result in the addition of native habitats to open space and/or the MHPA in order to increase the viability and connectivity of sensitive habitat within the MHPA. Therefore, the proposed project is expected to improve wildlife movement corridors. Thus, no significant impacts to wildlife movement corridors are anticipated from changes to the open space and MHPA boundaries.

7.1.6 MHPA

As designated in the City's MSCP Subarea Plan, the MHPA is the permanent preserve area for habitat conservation. There are no remaining lands completely within the MHPA that have not been already preserved as open space within the CPU area.

7.1.6.1 MHPA Land Use Adjacency Guidelines

The MHPA has been designed to maximize conservation of sensitive biological resources, including sensitive species. When land is developed adjacent to the MHPA, there is a potential for secondary impacts that may degrade the habitat value or disrupt animals within the preserve area. These secondary effects of project development may include habitat insularization, drainage/water quality impacts, lighting, noise, exotic plant species, nuisance animal species, and human intrusion. These impacts could be short-term resulting from construction activities, or long-term. Short-term construction impacts could result in disruption of nesting and breeding thus affecting the population of sensitive species. To address these concerns, the MSCP includes a set of MHPA Land Use Adjacency Guidelines that are to be evaluated and implemented at the project level.

Indirect effects can occur wherever development and human activity is adjacent to natural areas. These effects include those due to increased runoff, trampling and removal of plant cover due to hiking, biking and other human activities, increased presence of toxins, increased nighttime light levels, and redirection or blockage of wildlife movement, increased

levels of non-native and invasive plants. These indirect effects could reduce the quality of the MHPA. The Land Use Adjacency Guidelines require certain measures to be incorporated in the design of projects adjacent to the MHPA to reduce indirect impacts to a level that is less than significant.

Future development proposals would be required to address potential indirect impacts and incorporate the Land Use Adjacency Guidelines. Adherence to these guidelines would avoid any future significant indirect impacts. All projects with sensitive biological resources would require review under the City of San Diego ESL regulations.

Potential indirect impacts to the MHPA from the Golden Hill CPU would be mitigated for at the project level. Projects adjacent to the MHPA would incorporate features into the project and/or permit conditions that demonstrate compliance with the MHPA Land Use Adjacency Guidelines. To ensure avoidance or reduction of potential indirect impacts to the MHPA resulting from land use adjacency, the following mitigation measures shall be implemented by future projects at the time of future development permit processing:

All subsequent development projects in the Golden Hill CPU area adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include, but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA. The project biologist for each proposed project would identify specific mitigation measures needed to reduce impacts to below a level of significance. Subsequent environmental review would be required to determine the significance of impacts from land use adjacency and compliance with the Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the Environmental Designee (ED) of the City of San Diego and the Development Services Department shall identify the specific provisions which shall be included in the conditions of approval in order to avoid or to reduce potential impacts to adjacent MHPA to below significance.

Specific requirements shall include:

- New developments within or 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. Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation. Prior to the issuance of occupancy permits, development areas shall be

permanently fenced where development is adjacent to the MHPA to deter the intrusion of people and/or pets into the MHPA open space areas. Signage may be installed as an additional deterrent to human intrusion as required by the City.

- Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. The use of structural and nonstructural best management practices (BMPs), including sediment catchment devices, shall be required to reduce the potential indirect impacts associated with construction to drainage and water quality. Drainage shall be directed away from the MHPA or, if not possible, must not drain directly into the MHPA. Instead, runoff shall flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. Drainage shall be shown on the site plan and reviewed satisfactory to the City Engineer.
- Per the City of San Diego Municipal Code 142.0740, lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away or shielded to minimize the amount of light entering the MHPA. All outdoor lighting adjacent to open space areas shall be shielded to prevent light over-spill off-site. Shielding shall consist of the installation of fixtures that physically direct light away from the outer edges of the road or landscaping, berms, or other barriers at the edge of development that prevent light over spill.
- The landscape plan for the project shall contain no exotic plant/invasive species and shall include an appropriate mix of native species which shall be used adjacent to the MHPA native habitat areas.
- All manufactured slopes must be included within the development footprint and outside the MHPA.
- All brush management areas shall be shown on the site plan and reviewed and approved by the ED. Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.
- Access to the MHPA, if any, shall be directed to minimize impacts and shall be shown on the site plan and reviewed and approved by the ED.
- Land uses, such as recreation and agriculture, that use chemicals or generate by-products 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. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.

- Locations adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 – August 15). If construction is proposed during the above breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting until fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.

7.1.7 Cumulative Impacts

7.1.7.1 Sensitive Biological Resources

The Golden Hill CPU would not result in significant cumulative impacts to sensitive biological resources, such as vegetation communities, plants, and wildlife. These cumulative impacts are discussed in detail below.

Sensitive Vegetation Communities

As discussed in Section 7.1.3.1 “Affected Sensitive Vegetation Communities” above potential direct and indirect impacts to sensitive Tier II and Tier IIIA vegetation types within the Golden Hill CPU area would contribute to the cumulative loss of these habitats in San Diego County. However, through the MHPA correction process, a significantly larger amount of sensitive Tier II and IIIA habitats will be added to the MHPA compared to the amount deleted (*See Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412*). This comprehensive MHPA correction would reduce the cumulative loss of these sensitive vegetation types.

Implementation of the Golden Hill CPU policies and future compliance with established development standards and mitigation guidelines contained in the City’s ESL Regulations and Biology Guidelines, as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would serve to reduce cumulative impacts to a level less than significant.

Therefore, potential impacts to sensitive habitat proposed under the Golden Hill CPU would not result in a significant cumulative impact.

Sensitive Plants

The less than significant potential for direct and indirect impacts presented above in Section 7.1.3.2, Affected Sensitive Plants, for sensitive plant species would not add to the cumulative loss of significant populations of sensitive species. Implementation of the CPU policies and future compliance with established development standards and mitigation measures contained in the City's ESL Regulations and Biology Guidelines as well as the MSCP Subarea Plan and Land Use Adjacency Guidelines would further serve to reduce any cumulative impacts to a level less than significant. Therefore, the Golden Hill CPU would not result in a significant cumulative impact to sensitive plant species.

Sensitive Wildlife

As there is no known sensitive wildlife species to occur within this community area, no cumulative impacts are expected to occur to sensitive wildlife.

Jurisdictional Waters

No impacts to federal, state, and City jurisdictional wetlands are anticipated; therefore, no significant cumulative impacts are expected.

Wildlife Movement Corridors

The less than significant potential for direct and indirect impacts to wildlife movement corridors within the CPU area would not contribute to the cumulative impacts to local wildlife movement. The existing wildlife movement corridors within the preserved canyons would continue to serve as stepping-stones for movement between other local canyon systems and would not be significantly affected by implementation of brush management zone 1 clearing or any other re-development conducted on individual parcels that would occur along the upper edges of these canyons. Thus, the Golden Hill CPU would not result in any significant cumulative impacts to wildlife movement corridors.

MHPA

The Golden Hill CPU would not result in a significant cumulative impact to the MHPA as a significantly larger amount of sensitive Tier II-III habitat communities are being added to the MHPA through the correction process compared to what is being deleted (See Section 4.1.1.1, removal area includes existing structures, roads, and brush management zone 1 as required per LDC Section 142.0412).

7.2 Mitigation Framework

Mitigation is required for impacts that are considered significant under the City of San Diego's Biology Guidelines (2012) and the City of San Diego's Development Services Department CEQA Significance Determination Thresholds (2011). At the plan level, the potential CPU impacts to sensitive biological resources are determined to be less than significant. Therefore, no mitigation is required. In addition, no significant cumulative impacts were identified as part of the Golden Hill CPU. No mitigation is required.

The CPU includes policies and recommendations that would ensure that future impacts to biological resources would not be significant. At the project-level, site-specific analysis would be conducted to determine if individual projects need to incorporate specific measures to reduce impacts to sensitive biological resources.

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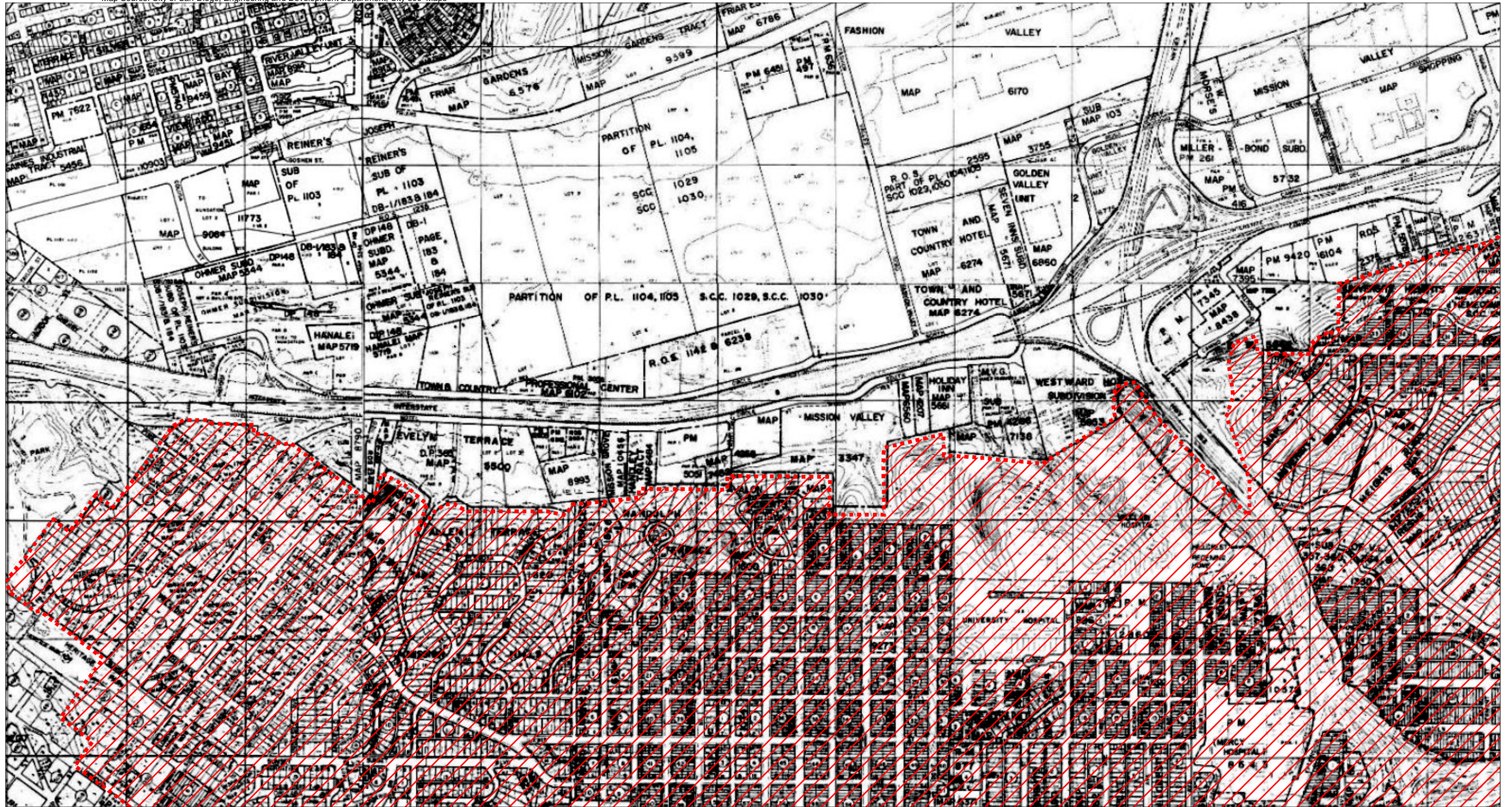
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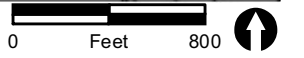
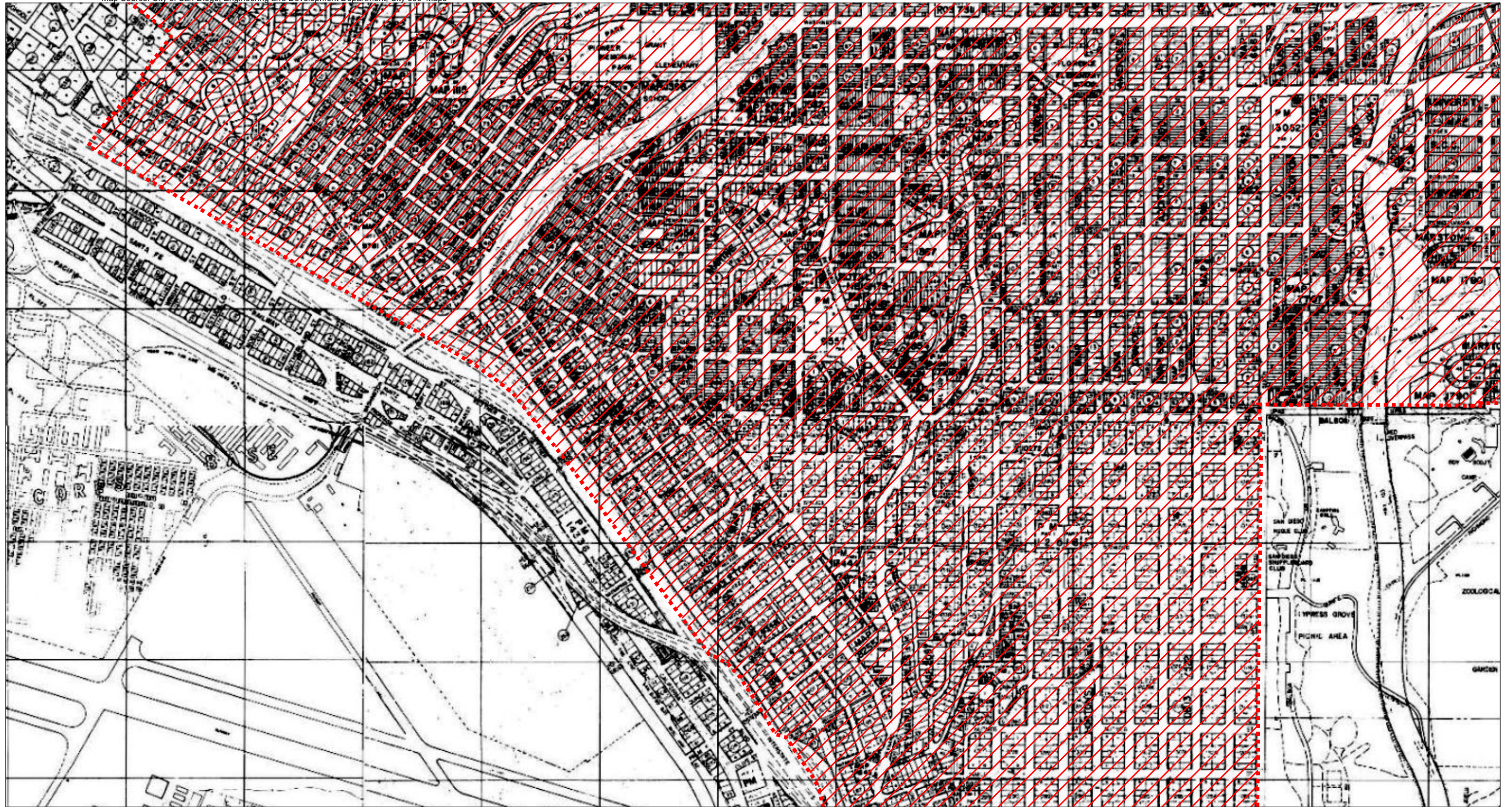
ATTACHMENT 1

CPU Areas on City 800' Maps

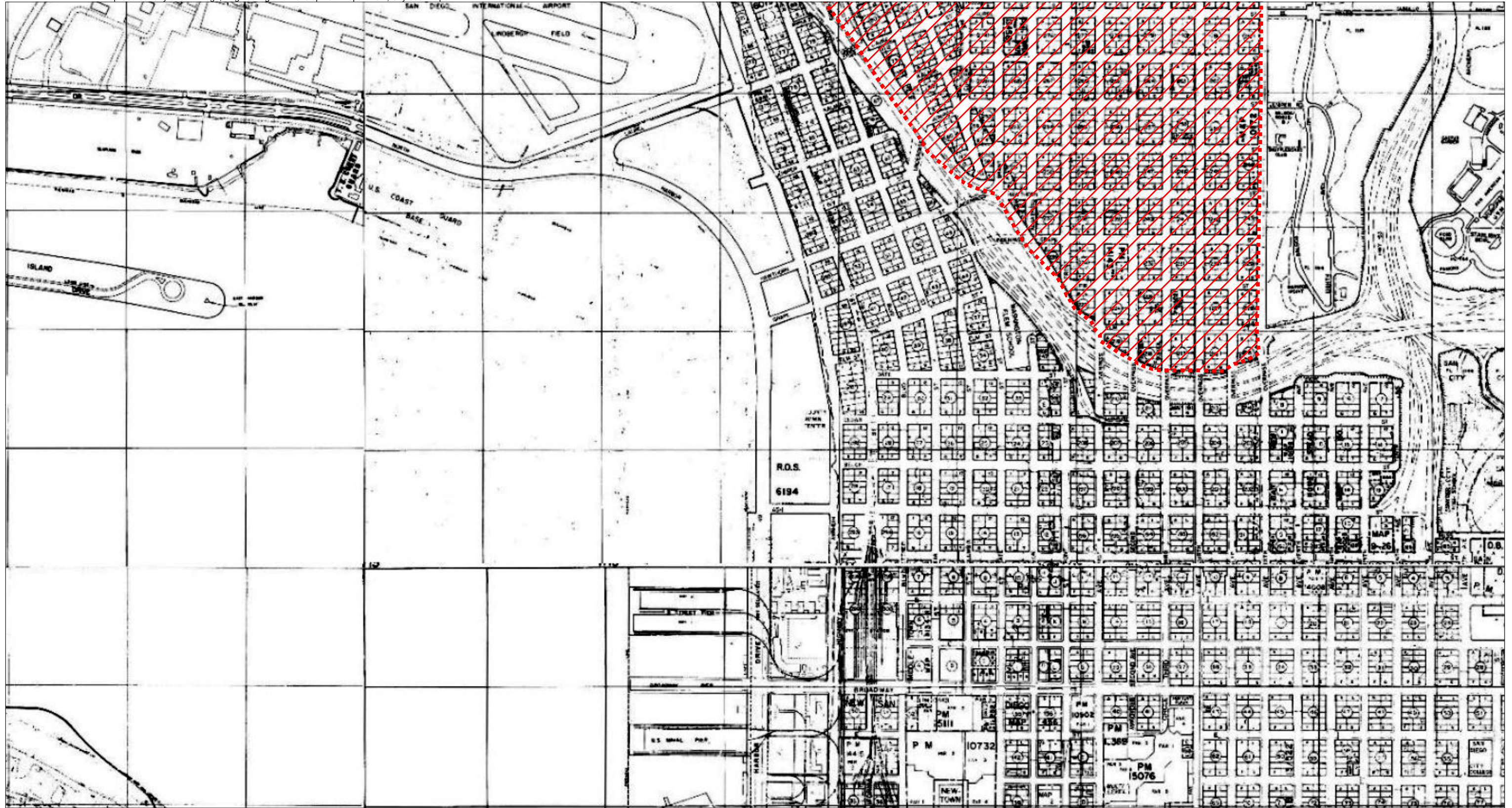
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-  Golden Hill Community Plan Area
-  North Park Community Plan Area
-  Uptown Community Plan Area

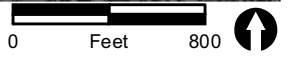
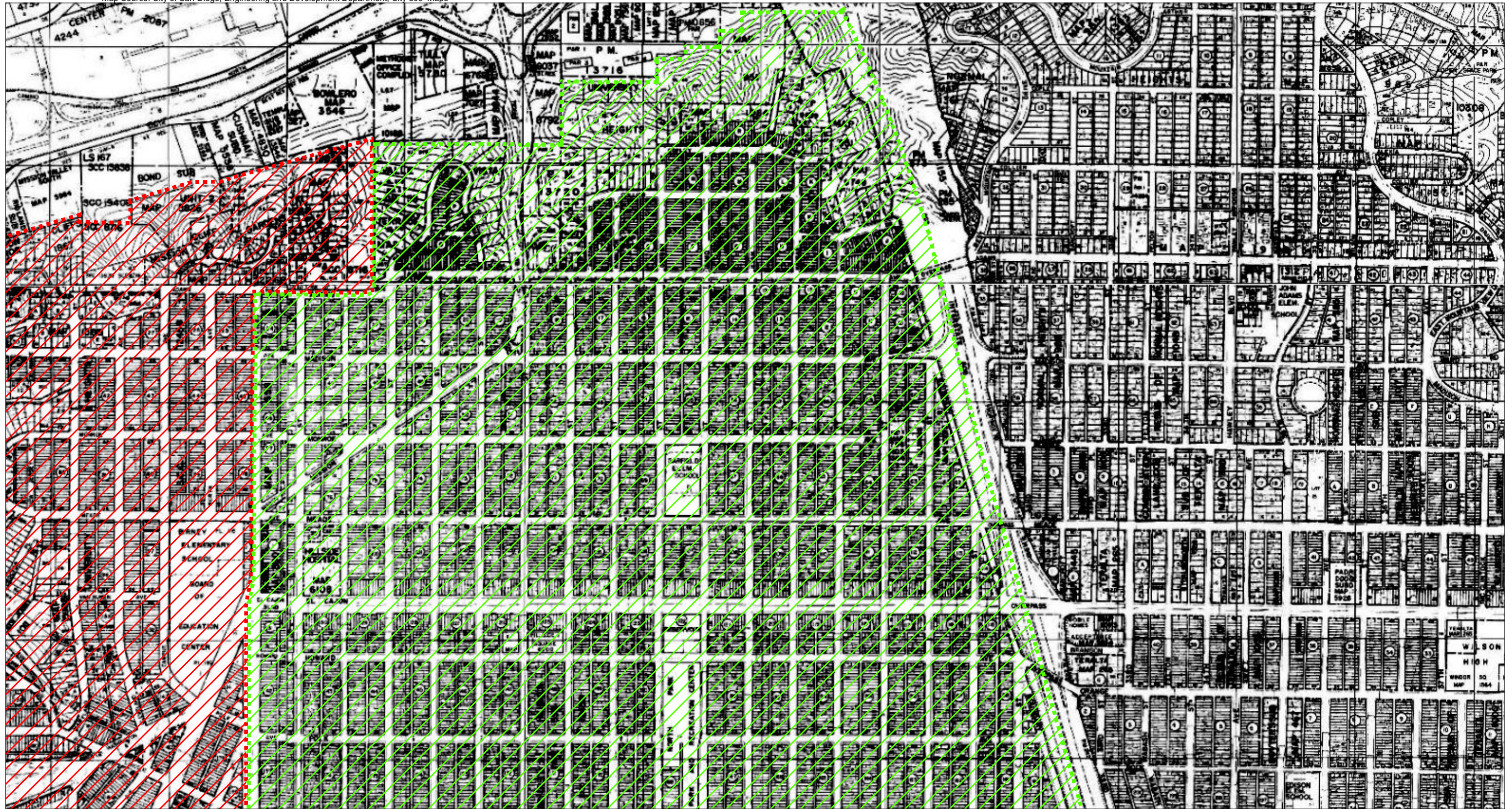




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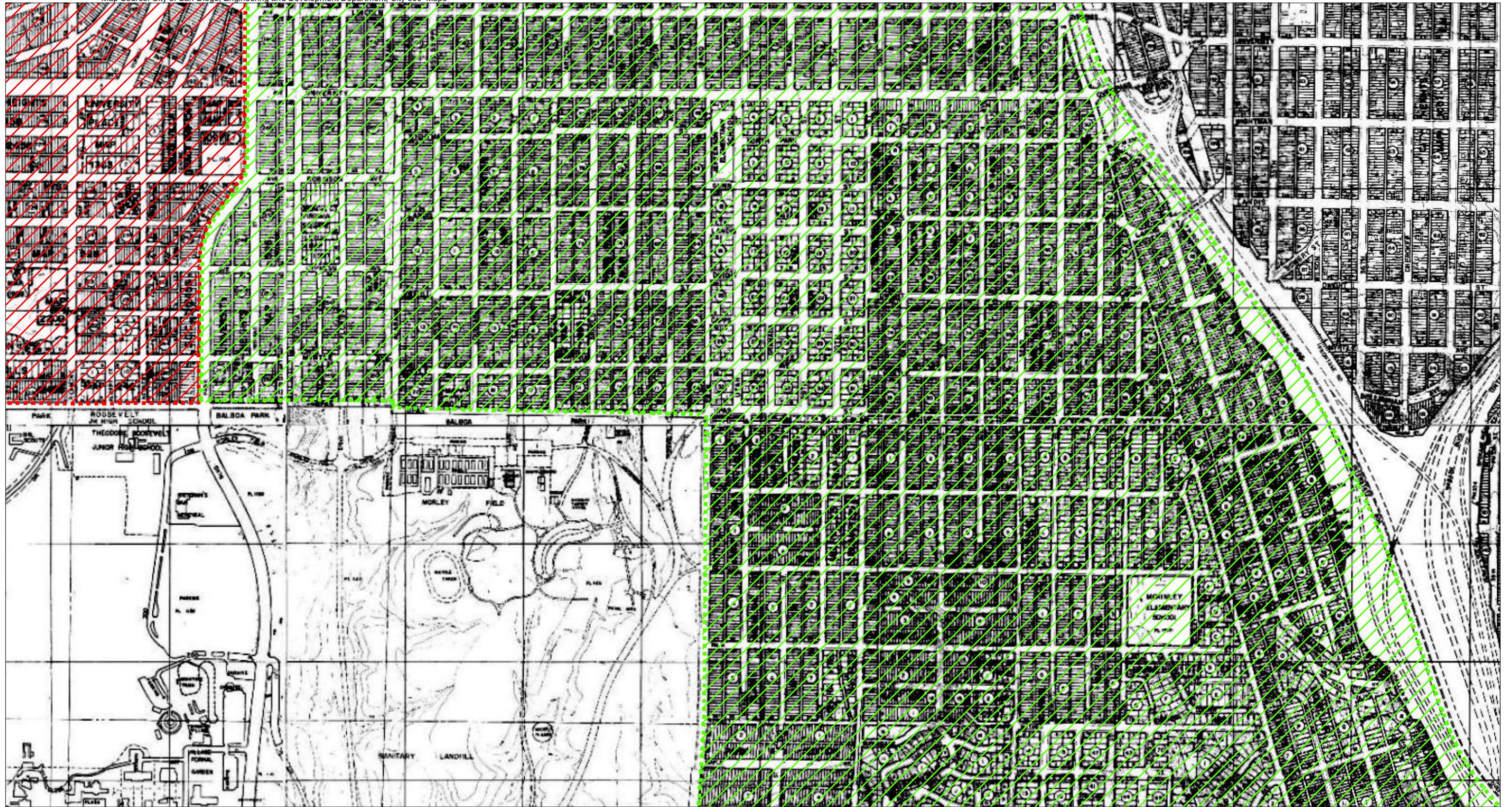


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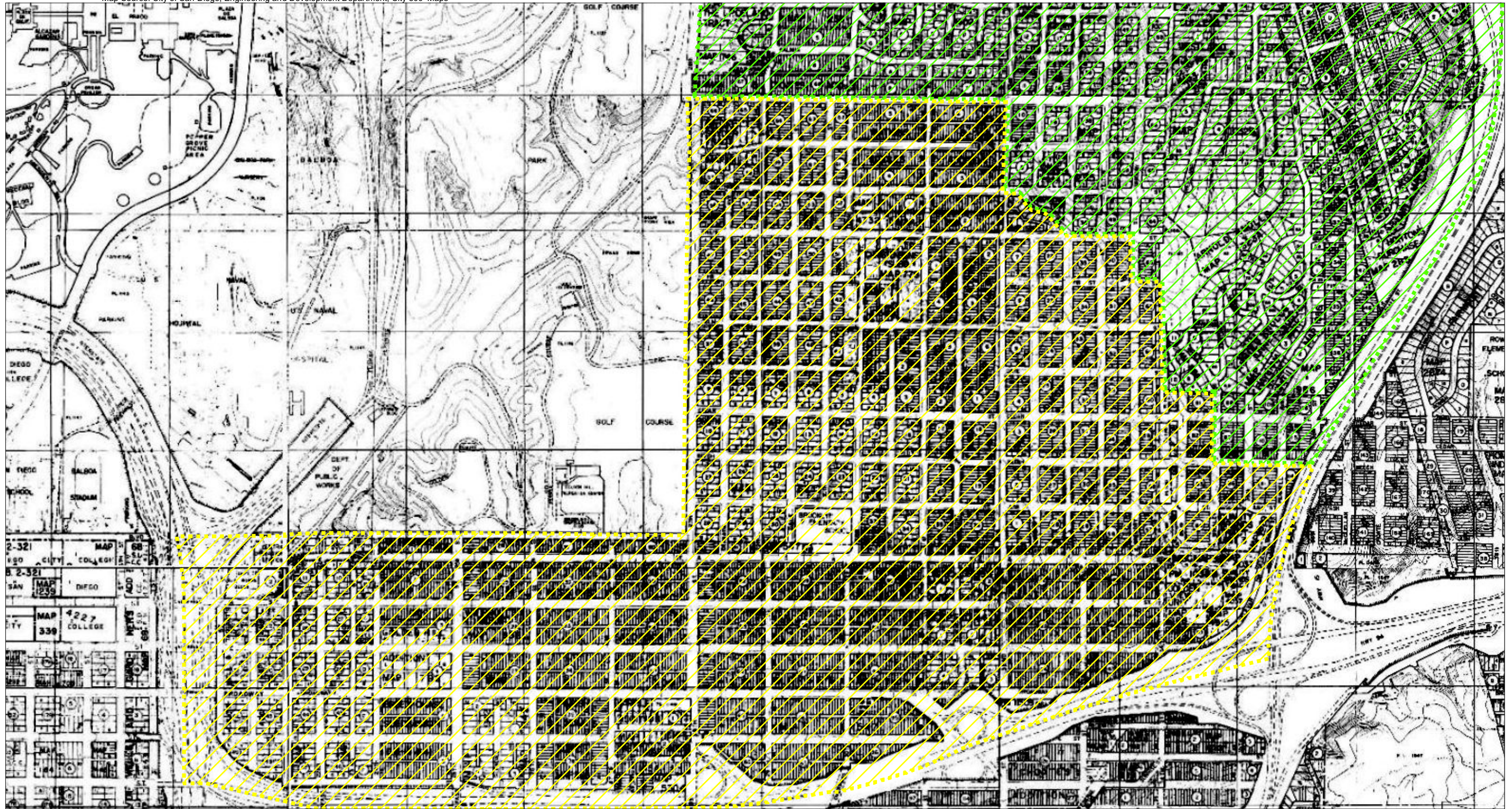
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ATTACHMENT 2

Parcels with the Potential for Sensitive Vegetation Impacts

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Uptown, North Park, Golden Hill Community Plan Areas				
	Potential Impacts to Sensitive Habitat (acres)			
APN	Chaparral	Coastal Sage Scrub	Grassland	Total Acres
43821024	0.002	0.000	0.000	0.002
44266301	0.000	0.005	0.000	0.005
44306107	0.000	0.011	0.000	0.011
44314005	0.004	0.000	0.000	0.004
44320008	0.003	0.000	0.000	0.003
44320009	0.002	0.000	0.000	0.002
44330010	0.000	0.000	0.001	0.001
44364001	0.000	0.001	0.000	0.001
44364002	0.000	0.001	0.000	0.001
44403123	0.001	0.000	0.000	0.001
44434201	0.001	0.000	0.000	0.001
44526101	0.003	0.000	0.000	0.003
44526102	0.007	0.000	0.000	0.007
45174602	0.000	0.005	0.000	0.005
45174610	0.000	0.005	0.000	0.005
54004125	0.000	0.001	0.000	0.001
54010101	0.016	0.000	0.000	0.016
Grand Total	0.036	0.029	0.001	0.066

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