



**Special Study Report
for the Otay Mesa-Nestor Special
Study Area and the Bella Mar Project
Project No. 631240
San Diego, California**

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Acronyms and Abbreviations

ALUCP	Airport Land Use Compatibility Plan
BLA	Boundary Line Adjustment
BMZ	Brush management zone
CAP	Climate Action Plan
CNDDB	California Natural Diversity Database
CPA	Community Plan Amendment
City	City of San Diego
Concept Plan	Otay Valley Regional Park Concept Plan
ESL	Environmentally Sensitive Lands
FEMA	Federal Emergency Management Agency
I-5	Interstate 5
LCP	Local Coastal Program
LDC	Land Development Code
MHPA	Multi-Habitat Planning Area
mph	miles per hour
MSCP	Multiple Species Conservation Program
OMNCP	Otay Mesa-Nestor Community Plan
OVRP	Otay Valley Regional Park
NWR	San Diego National Wildlife Refuge
PCD	Planned Commercial Development
project	Bella Mar Project
SDMC	San Diego Municipal Code
SSA	Special Study Area
SSR	Special Study Report
TOD	Transit-Oriented Development
TPA	Transit Priority Area
USGS	U.S. Geological Survey
WMA	Watershed Management Area

1.0 Introduction

This Special Study Report (SSR) is prepared pursuant to the requirements of the Otay Mesa-Nestor Community Plan (OMNCP; City of San Diego 1997). Pursuant to Appendix 1B of the OMNCP, the Bella Mar project site is located within an area designated as the Special Study Area (SSA). The SSA designation was placed on lands within the Otay Mesa-Nestor community planning area in order to require the preparation and adoption of a comprehensive Special Study for properties located within the SSA overlay designation prior to any land use changes. The overlay was established to address a lack of detailed information regarding the resource and environmental value of the lands located within the SSA. Specifically, the OMNCP states that the “SSA should become wholly or partially included in the future Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program (MSCP) Preserve and/or the U.S. Fish and Wildlife Service proposed San Diego National Wildlife Refuge (NWR). Those areas included should be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry. Those areas not included should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community” (City of San Diego 1996). Specifically, the preparation of a comprehensive Special Study that addresses habitat protection, floodplain management, and proposed development is required prior to any land use changes in the area.

1.1 Otay Mesa-Nestor Community Plan

1.1.1 Community Planning Area

The OMNCP was originally adopted in 1978 and substantively updated by the City Council on May 6, 1997 by Resolution Number R-288632 prior to the establishment of the OVRP, adoption of the MSCP and creation of the NWR. The update was intended to resolve outstanding community issues including the general lack of identity of the community as a unique part of San Diego (OMNCP, page 3). The OMNCP focuses on identifying geographic areas throughout the planning area which are envisioned to develop into individual neighborhood centers. By addressing individual neighborhood centers, the plan identifies and emphasizes opportunities within each area that could augment the community's existing strengths and provide neighborhood identity (OMNCP, page 7). The principal neighborhoods within the planning area include the following: Nestor, Egger Highlands, Palm City, and Otay Mesa.

In addition to residential and commercial uses, the OMNCP identifies the environmental setting of the planning area to include river valleys, steep slopes, mesas and hydrologic features including Nestor Creek and the salt evaporation ponds of southern San Diego Bay (OMNCP, page 14). In order to address the needs of a growing community with the unique environmental and natural resources located within the boundary of the planning area, the OMNCP developed “visions” for the Otay Valley Regional Park and Salt Ponds, Neighborhood Centers, Housing, Community Facilities, Public Safety, and Transportation. Each vision is supported by strategies to implement the related community vision. Figure 1 of the OMNCP

shows the Vision Map for the community. As detailed in Section 2, below, the Bella Mar project site is located within the Palm City Neighborhood, the vision of which includes, “uniquely revitalized neighborhood center of distinctive character, will be built upon the viable existing single-family residential core and transit center, and will incorporate multifamily and single-family residential, commercial and civic uses” (OMNCP Topic 2A, Palm City, page 37). The proposed project’s consistency with relevant strategies related to the Palm City Neighborhood is discussed in greater detail in Section 5.2.1, below.

1.1.2 Special Study Area

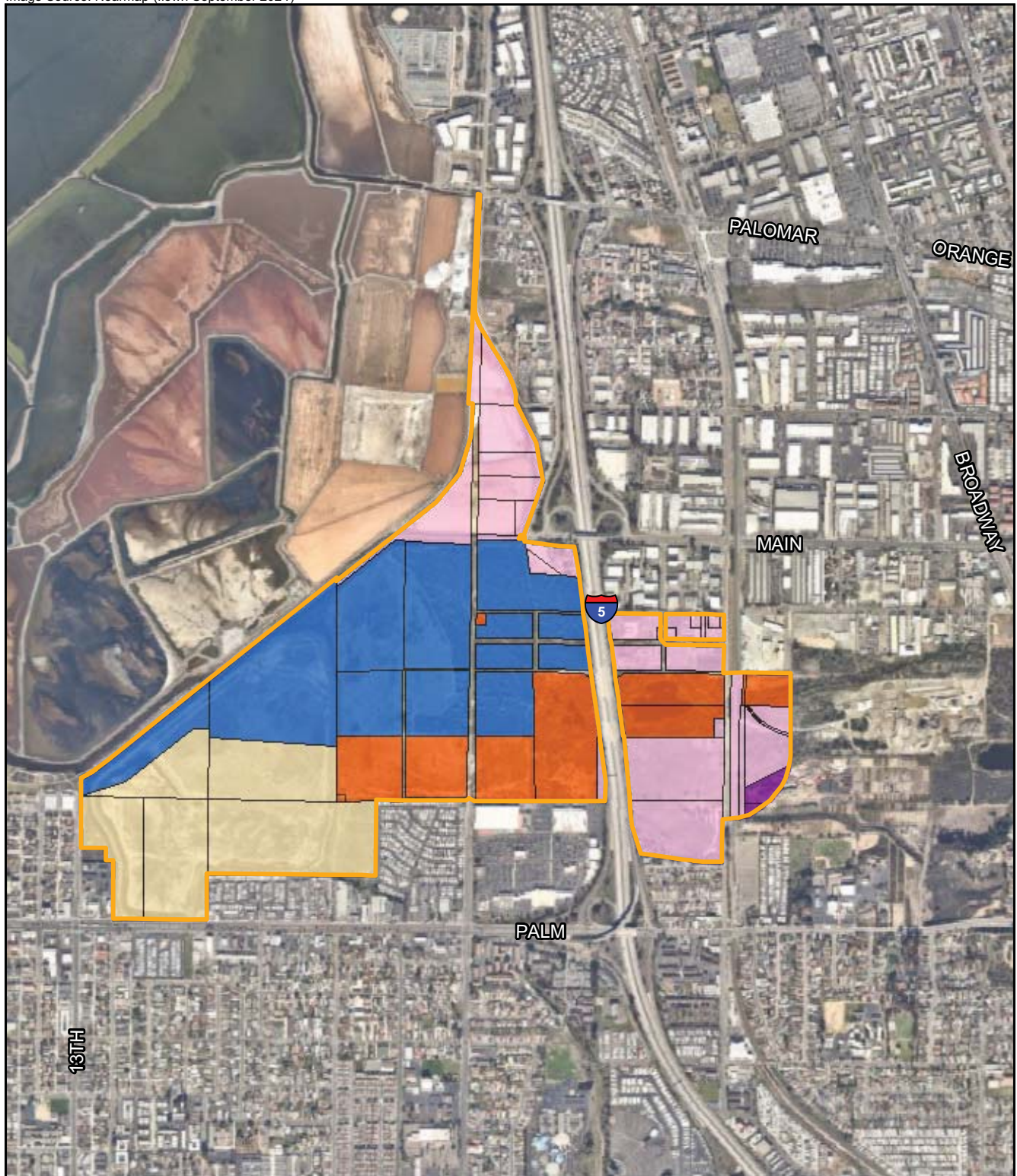
It was the intent of the SSA to provide an extra layer of required analysis to address biological resources, habitat value and hydrology in order to help inform a basis for determining appropriate land uses within the SSA. Since the adoption of the OMNCP, the SSA has fulfilled its intent through the conservation of the most sensitive areas within the OVRP, MSCP Preserve, and the NWR.

A summary of specific parcel ownerships within the SSA is shown in Figure 1 and summarized in Table 1. Figure 2 shows the parcels within the SSA that have been conserved within the OVRP, the MSCP Preserve, and/or the NWR.

Table 1	
Public and Private Ownership within the Special Study Area	
Owner	Acreage
City of San Diego	68
County of San Diego	3
Port of San Diego	91
United States Fish and Wildlife Service	138
Privately-Owned Land	90
Right-of-Way	17
TOTAL	407

As shown in Figures 1 and 2 and summarized in Table 1, a majority of the SSA is already conserved, and only a limited amount of privately owned land remains available for development. As shown in Figure 3 and summarized in Table 2, there are approximately 90 acres of privately owned land within the SSA, comprised of 31 individual parcels. As detailed in Table 2, many of the privately owned parcels have the same ownership.

Image Source: Nearmap (flown September 2021)



 Special Study Area

Parcel Ownership



City



County



Port of San Diego



U.S. Fish and Wildlife Service



Private

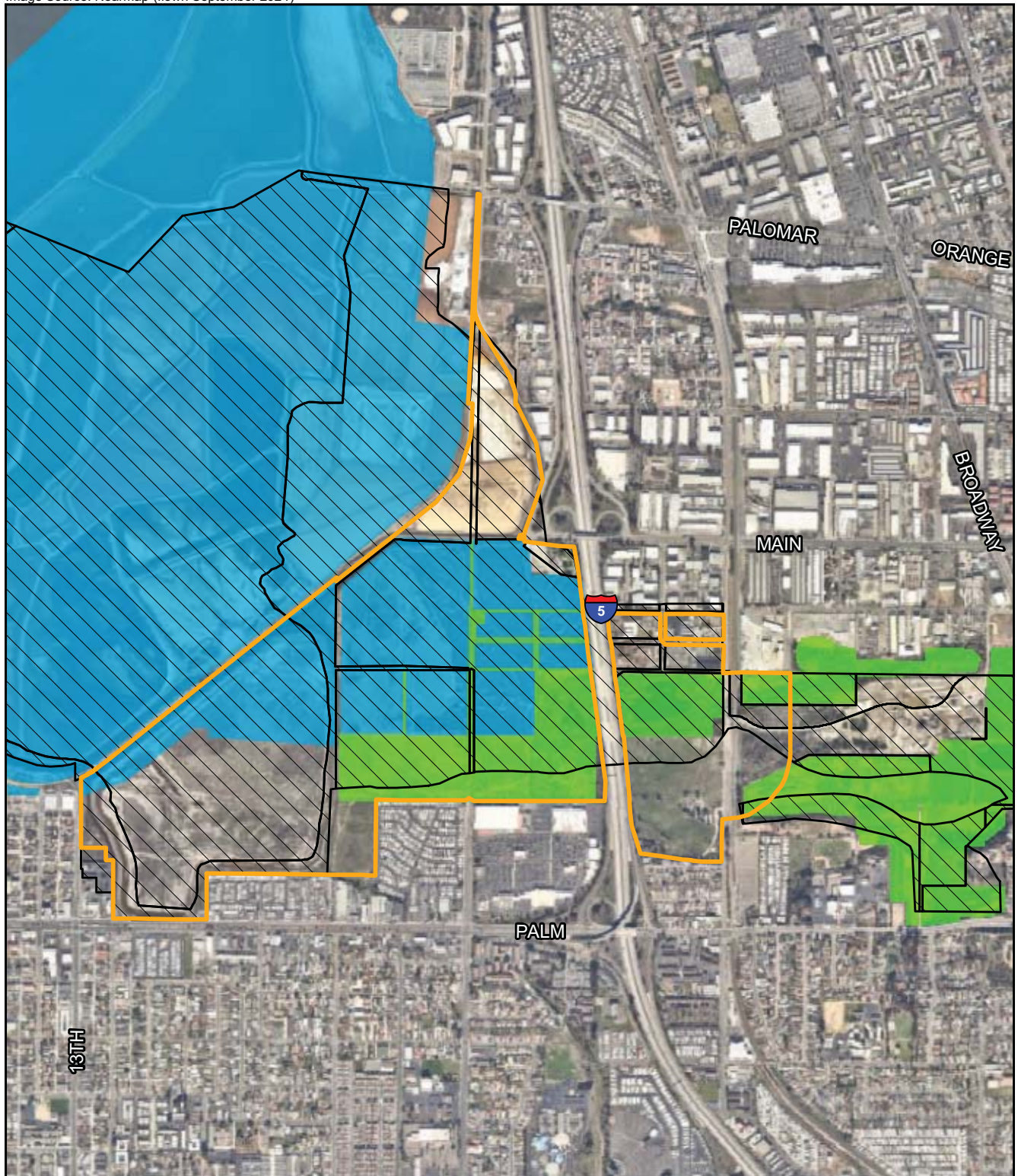
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FIGURE 1

Special Study Area- Parcel Ownership

Image Source: Nearmap (flown September 2021)



- Special Study Area
- MHPA
- Otay Valley Regional Park Open Space Areas
- San Diego National Wildlife Refuge

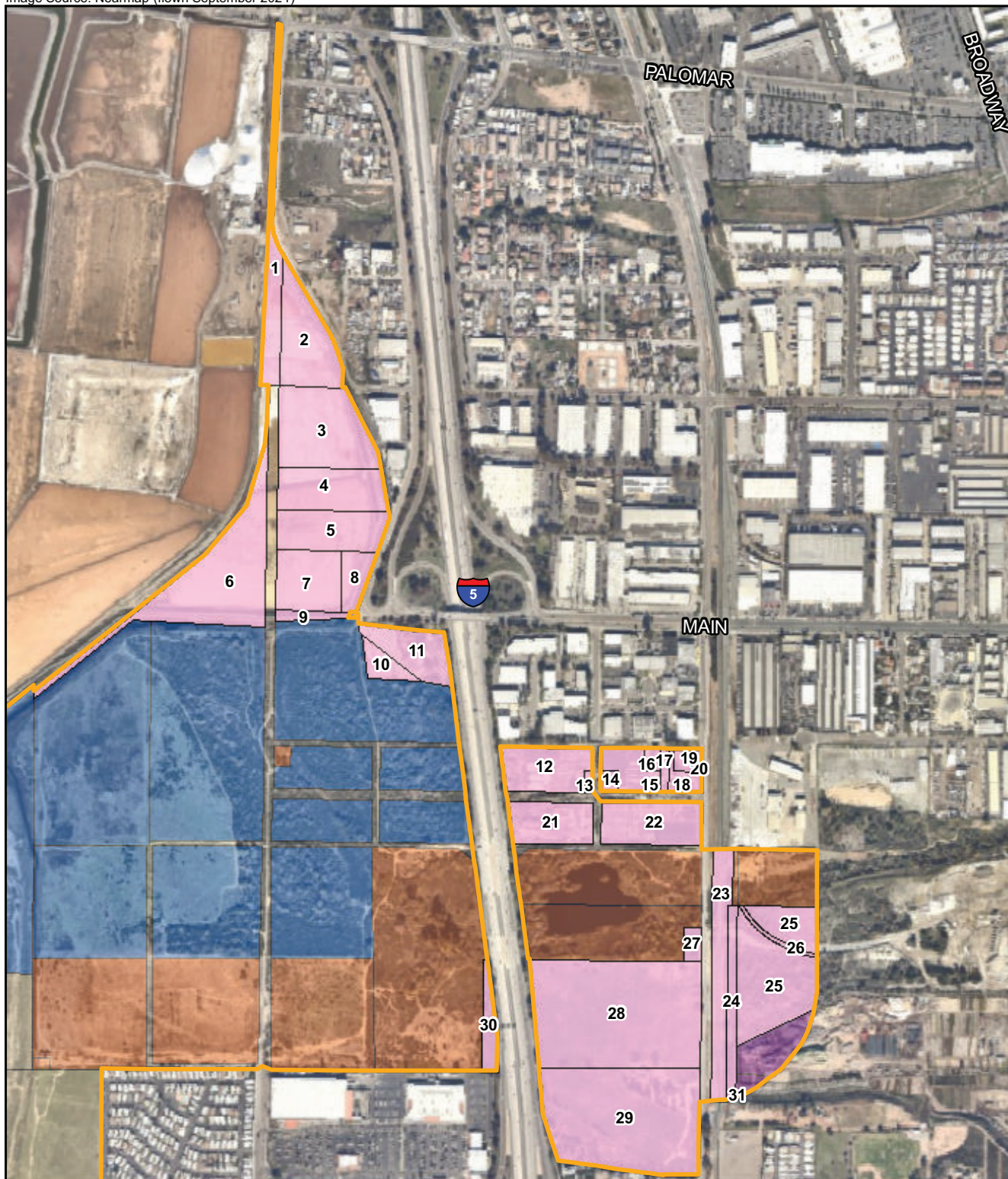
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FIGURE 2

Special Study Area- Conserved Lands

Image Source: Nearmap (flown September 2021)



Special Study Area

Parcel Ownership

City

County

Port of San Diego

U.S. Fish and Wildlife Service

Private Parcels



FIGURE 3

Special Study Area Privately Owned Parcels

Table 2 Privately Owned Land within the Special Study Area		
Parcel Number(s)	Owner	Acreage
28	Bella Mar Land Investors, LLC (Proposed Project Site)	14.5
27	California-American Water Co	0.47
14	Carbajal, Micaela R.	0.3
31	D I M E Hollister	0.01
25, 26	Hanson Aggregates Pacific Southwest LLC	7.91
29	Kastlunger, John A. Trust 02-05-02	12.72
1-9	M&A Gabae	33.26
19, 20	Newton, Norman V. & Alvarina Survivors Trust	0.52
13, 16, 17	Ramos, Jose L. Jr. & Precila L. Revocable Living Trust	0.74
30	S P Corp	1.06
10, 11	San Diego County Swiss Club	3.54
23, 24	San Diego & Arizona Eastern Railway Co	4.86
12, 15, 18, 21, 22	Terra Bella Nursery Inc.	11.46
TOTAL		91.37

The OMNCP requires the preparation and adoption of a Special Study for property located within the SSA overlay designation prior to any land use change. This SSR is being prepared in connection with the specific proposed land use change associated with the Bella Mar project; however, as required by the OMNCP, this SSR constitutes the required Special Study for the entire SSA.

1.2 Local Coastal Program

As discussed in Appendix H of the OMNCP, the community plan serves as the land use component of the Local Coastal Program (LCP) and the City's coastal zoning ordinance comprising the Local Implementation Plan (LIP) component of the LCP, for the approximately 20 percent of the community plan area that is located within the coastal zone. The SSA is within the deferred certification area of the coastal zone which requires coastal permits be obtained directly from the California Coastal Commission and not from the City of San Diego.

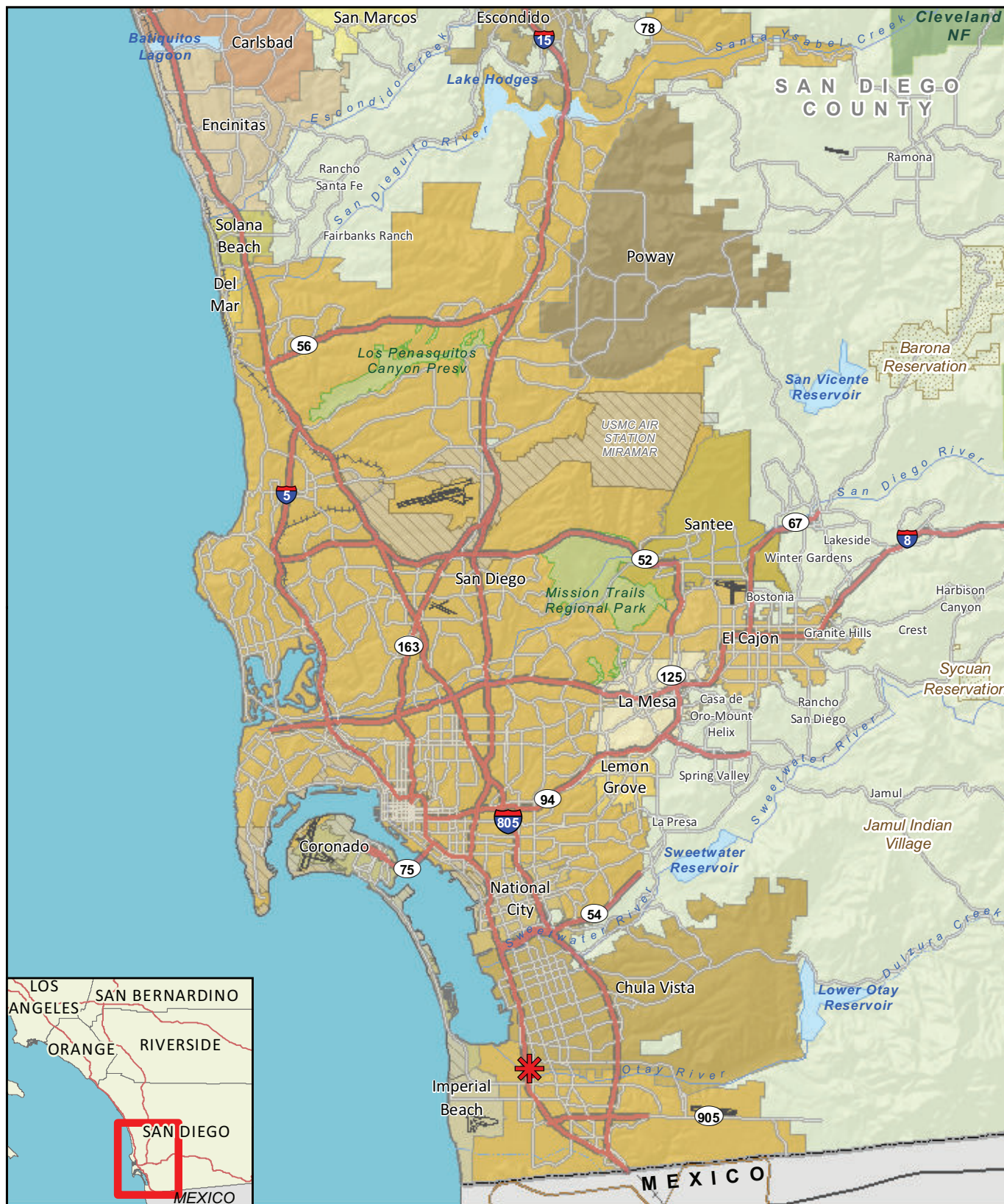
The OMNCP/LCP includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues including the following: public access to the bay; provision of community parks and recreation areas; recreation and visitor serving facilities and services; heritage resources; and environmentally sensitive habitat resources (OMNCP Appendix H, page 121).

2.0 Bella Mar Project Site

The Bella Mar project site consists of a 14.62-acre parcel of undeveloped land located in the southern part of the city of San Diego (Figure 4). The project site is bounded by Interstate 5 (I-5) to the west, the Otay River to the north, Hollister Street to the east, and undeveloped land to the south (Figure 5). The project site has been in private ownership, and as shown in Figure 6, is located within the OVRP Concept Plan (Concept Plan; County of San Diego et al. 1997) boundary, but not within a designated parks (Open Space) area. The project site is, however, within a designated “Recreation Area.” In other words, the project site is located within the boundaries of the Concept Plan, but outside of any designated Open Space area. Pursuant to the OVRP Concept Plan, Recreational Areas are located outside of the boundaries of the Multi-Habitat Planning Area (MHPA) of the MSCP and many have existing private development potential and may be developed privately with uses that do not implement the Concept Plan. (Concept Plan; County of San Diego et al. 1997). The site is outside the boundaries of the MSCP Preserve (except for 3.2 acres within the northern portion of the project site) which is mapped within the MHPA (Figure 7). The project site consists of a single lot and is designated open space in the OMNCP and zoned OF-1-1 and AR-1-2, which allows residential uses of 1 unit per acre in accordance with the City of San Diego (City) Land Development Code. The site is located within the deferred certification area of the Coastal Overlay Zone.

The project site is also within the Palm City neighborhood, historically the transportation hub for the Otay Mesa-Nestor community. Palm City is characterized by a variety of residential and commercial uses located along the trolley corridor. The project site is in a Transit Priority Area (TPA) and within a quarter mile of the Palm Avenue Trolley station. Also, there is an existing bus stop along the Hollister Street frontage of the property.

As envisioned by the OMNCP, those areas not included as preserved lands should be proposed for use which will promote development and economic revitalization of the community. The Bella Mar project supports this vision through the development of both market rate and affordable housing.



 Project Location

FIGURE 4
Regional Location

Image Source: Nearmap (flown September 2021)



0 Feet 300



- Project Boundary
- Off-site Improvement Area

FIGURE 5

Project Location on Aerial Photograph

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Special Study Area
- Otay Valley Regional Park Concept Plan

0 1,500
Feet



FIGURE 6
Project's Location within Otay
Valley Regional Park Concept Plan

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Off-site Improvement Area
- City of San Diego MHPA

0 Feet 300



FIGURE 7
Existing MHPA Boundary

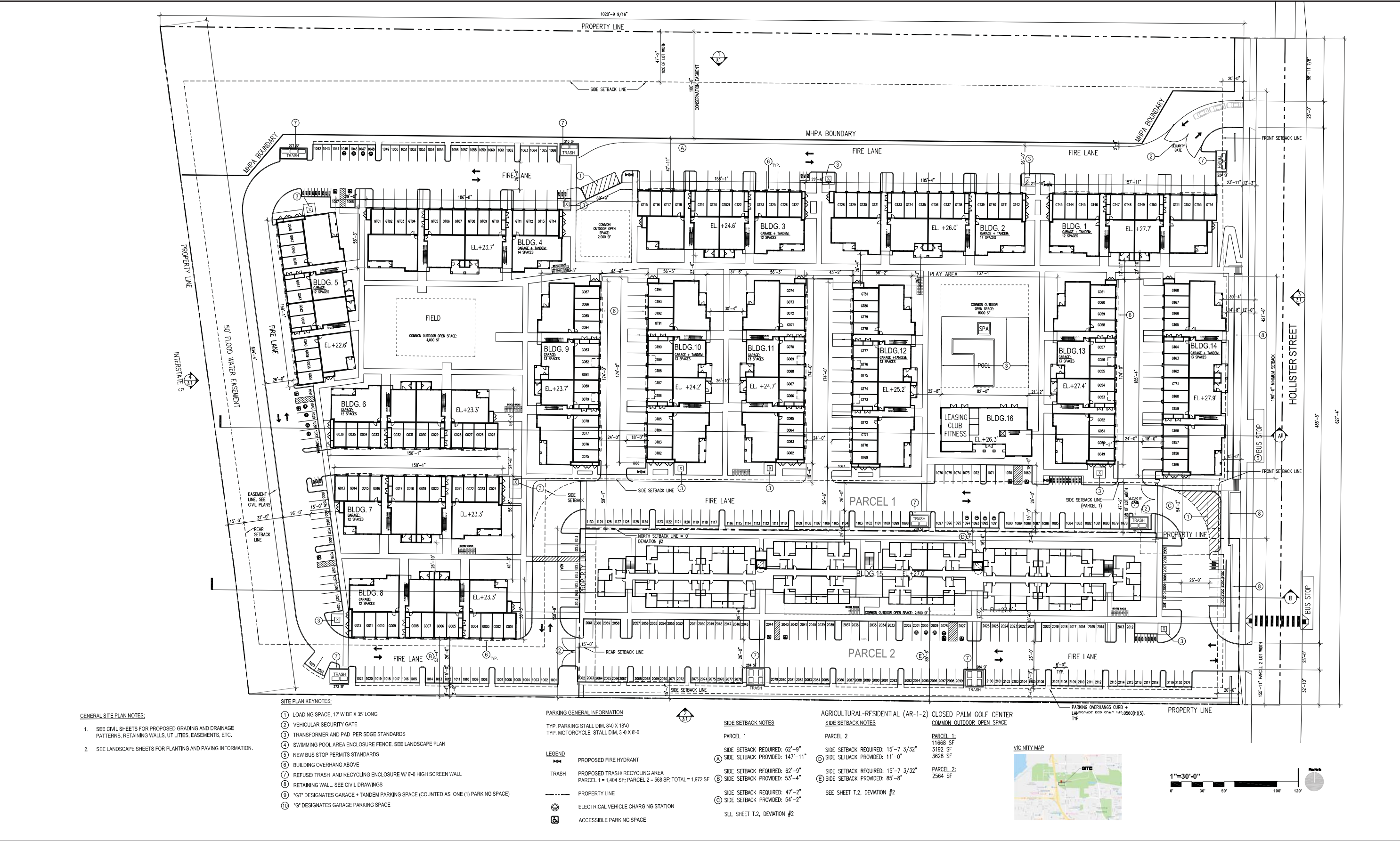
3.0 Proposed Project

Although not located within an open space area within the OVRP, the project site is designated Open Space on the City's General Plan Land Use and Zoning maps. The Bella Mar project includes a Community Plan Amendment (CPA) to redesignate the majority of the project site from Open Space to Medium Density Residential and a corresponding rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5) to allow up to 380 dwelling units (280 market rate units and 100 affordable units) in multiple buildings up to four stories. The northern portion of the site currently zoned OF-1-1 and located in the open space easement on the north edge of the property and would not require a rezone. In addition to the CPA and rezone, the Bella Mar project would require a Site Development Permit, a Coastal Development Permit, and a Tentative Map. The project would provide needed housing near a major transit stop, shopping, and recreation and would be consistent with all relevant strategies of the OMNCP.

The Bella Mar project is located approximately 600 feet from a trail entrance to the OVRP north of the project site. The project would add a sidewalk (where none currently exists) along the property frontage, extending north to Louret Avenue. This project design improvement would link residents with the OVRP trail entrance on Hollister Street. The project is located approximately 1,500 feet from the existing trolley station and a bus stop is proposed for both the north and southbound sides of Hollister Street. Sidewalk improvements along Hollister Street would provide pedestrian connectivity to the trail network for both future residents and the broader community due to the proximity of the trolley station.

The project proposes to provide 26 percent of the total units as affordable on-site. The applicant seeks to develop a high quality, family-oriented project with larger units, including a total of 95 three-bedroom units that would address the need for family housing within Otay Mesa-Nestor. The project includes landscaped courtyards and a linear green space.

The project's Site Plan is shown in Figure 8a. The project site would be subdivided into four main areas: a 280-unit market rate residential development of approximately 12 acres fronting on Hollister Street, a 100-unit affordable housing component on approximately 2 acres, a 50-foot-wide (0.56 acre) drainage easement and noise buffer adjacent to I-5, and the northern MHPA buffer. Pedestrian and vehicular connections, uniform landscaping, and complementary building materials would link these four areas into a comprehensive design. The project would include outdoor amenity spaces as well as connections to off-site recreation in OVRP and to pedestrian and bike trails linking to the Otay River Trail network and the Bayshore Bikeway. The applicant also proposes an enhanced bus stop along Hollister Street and frontage improvements to improve pedestrian circulation in the neighborhood, to take advantage of the site's proximity to the trolley station and create a walkable community.



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FIGURE 8a
Project Site Plan

The project proposes the improvement of Hollister Street along the property frontage, including the addition of a 6-foot right-of-way dedication for a proposed right-of-way of 72 feet and pavement width of 48 feet. The street would also be improved with 5-foot-wide Class II bike lanes with 3-foot buffers in both north and southbound directions, as well as a center two-way left-turn lane. An enlarged street section of the proposed Hollister Street improvements are illustrated in Figure 8b. A mid-block cross walk is proposed at the project-driveway entrance. A bus stop is proposed for both north and southbound sides of Hollister Street. Sidewalks would be added along the property frontage and would extend south along Hollister Street to Conifer Avenue. A multi-use path would be provided on the east side of Hollister Street.

The project also includes a MHPA Boundary Line Adjustment (BLA), the approval of which would allow an encroachment into the current on-site MHPA boundary. This encroachment would impact a total of 3.2 acres comprised of disturbed land. Under the proposed MHPA BLA, this impact area would be removed from the current MHPA and the remaining 2.3 acres of on-site land within the MHPA would be preserved in open space (Figure 9). On-site MHPA would be restored with “up-tier” habitat (i.e., coastal sage scrub) to compensate for the disturbed land removed through implementation of a revegetation plan.

4.0 Special Study Report Criteria

Appendix 1B of the OMNCP notes that the intention of the SSA is to become wholly or partially included in the OVRP, the MSCP Preserve, and/or the NWR. Those portions of the SSA that are included in these three preservation/conservation areas should be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry. Those areas not included in the three preservation areas should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community. To implement these goals, the existing zoning and current Open Space designation should be retained until the Special Study analysis and planning process has been completed (OMNCP Appendix 1B, page 89). The plan further states, “Prior to any land use changes within the SSA, a Special Study will be required. The Study will provide the framework and facilitate informed decision-making about the use, management, and disposition of the land within this context, while evaluating and considering the development opportunities in the area.”

This SSR is tailored to address conditions associated with the Bella Mar project site and address its relationship with surrounding properties within the SSA. Additionally, because the SSR is intended to be an ecological analysis of the entire SSA, the study further provides a discussion of SSA-wide conditions, and as relevant, those areas adjacent to the SSA. Appendix 1B of the OMNCP provides detailed criteria for subjects to be included in the Special Study. Specifically, the Special Study is required to assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values. Additionally, the Special Study is required to assess the hydrological conditions, describe the watershed(s) and drainage characteristics; determine wetland areas and provide recommendations for floodplain management to meet the needs of proposed development. Each of these criteria are described below.

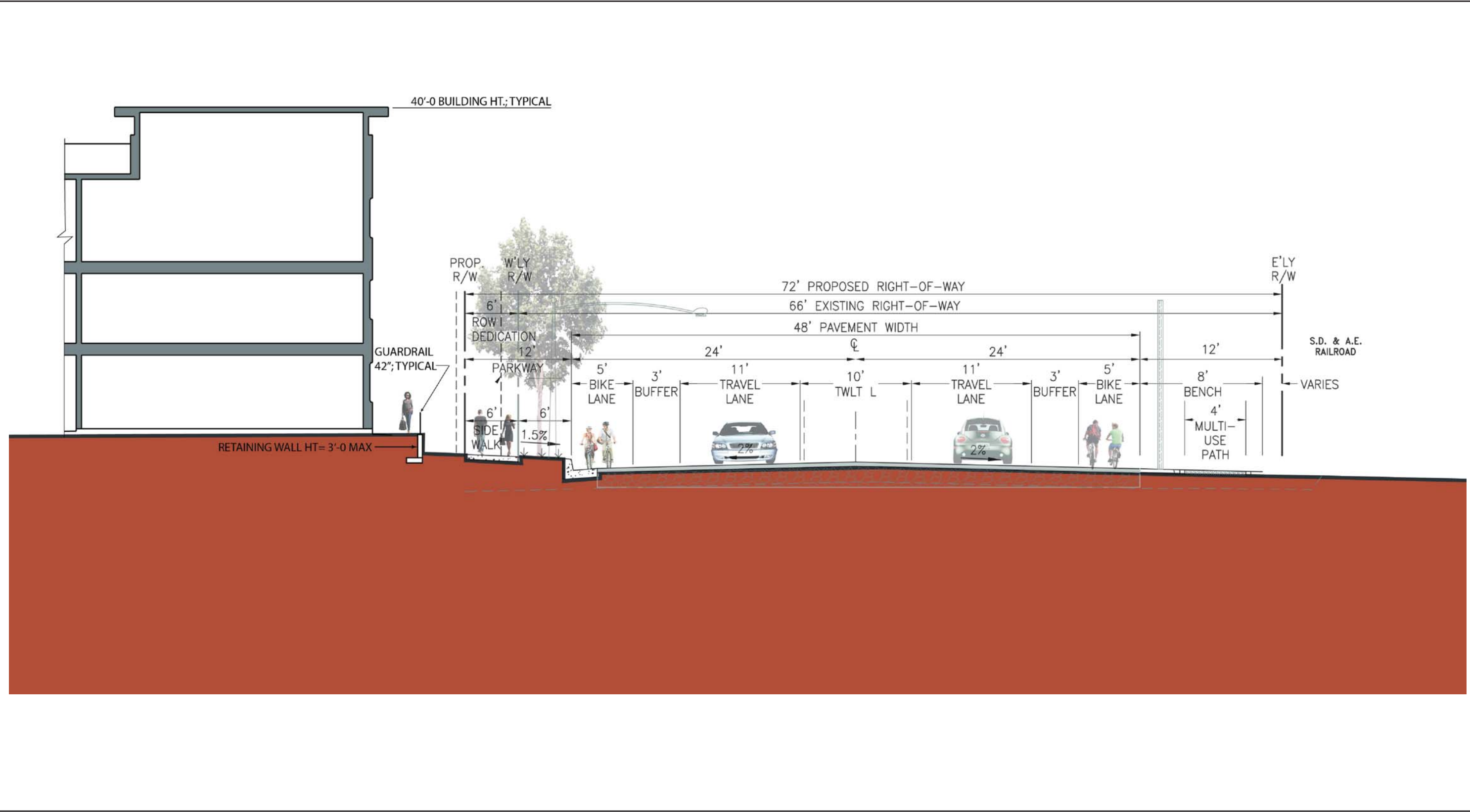


FIGURE 8b
Project Off-Site Improvements: Hollister Street Street Section

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Off-site Improvement Area
- Existing MHPA Boundary
- MHPA Deletion

0 Feet 300



FIGURE 9

Proposed MHPA Boundary Line Adjustment

4.1 Assess Biological Resources

The discussion below regarding biological resources is presented for the overall SSA, for private parcels within the SSA outside the project site, and for the project site.

4.1.1 Vegetation

4.1.1.1 Special Study Area

The 407-acre SSA contains eight basic vegetation communities/land cover types as shown in Figure 10 and summarized in Table 3.

Table 3 Special Study Area Vegetation	
Vegetation Communities/ Land Cover Types	Acres
Coastal Wetland	16.75
Disturbed Land	186.70
Freshwater Marsh	0.45
Giant Cane	0.71
Open Water	4.00
Riparian Scrub	19.10
Riparian Woodland	10.00
Saltpan/Mudflat	140.90
Urban/Developed	26.18
TOTAL	407.44

As shown in Table 3, 186.70 acres of the SSA -are comprised of disturbed land where past or current activities have removed the majority of the native vegetation. These areas support a predominance of non-native plant species. The saltpan/mudflat habitat of the salt ponds is the next largest portion of the SSA. The salt ponds occur to the west of I-5 and are bisected by the Otay River and Nestor Creek.

The Otay River supports riparian woodland, riparian scrub, freshwater marsh, and open water habitats to the east of I-5, and riparian scrub and coastal wetlands to the west of I-5. Nestor Creek is located to the west of I-5 and supports riparian scrub habitat.

Urban/developed lands occur as small areas within the SSA where more or less permanent structures or commercial business has removed all native vegetation. Ornamental plantings may occur in these areas.

Of these vegetation types, the following are considered sensitive by the City: coastal wetland, riparian woodland, riparian scrub, saltpan/mudflat, and freshwater marsh. These habitats are considered a type of wetland habitat.

Image Source: Nearmap (flown September 2021)

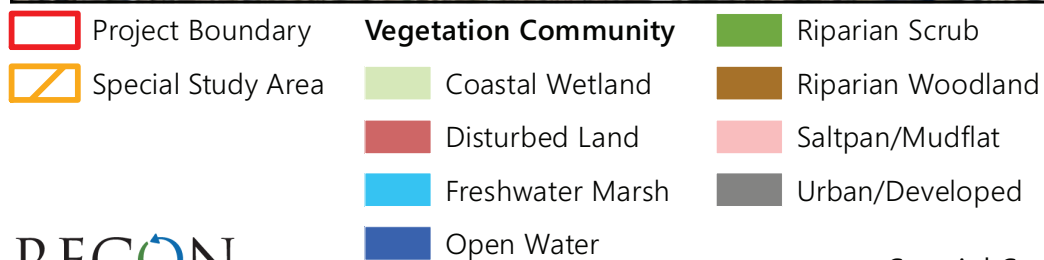
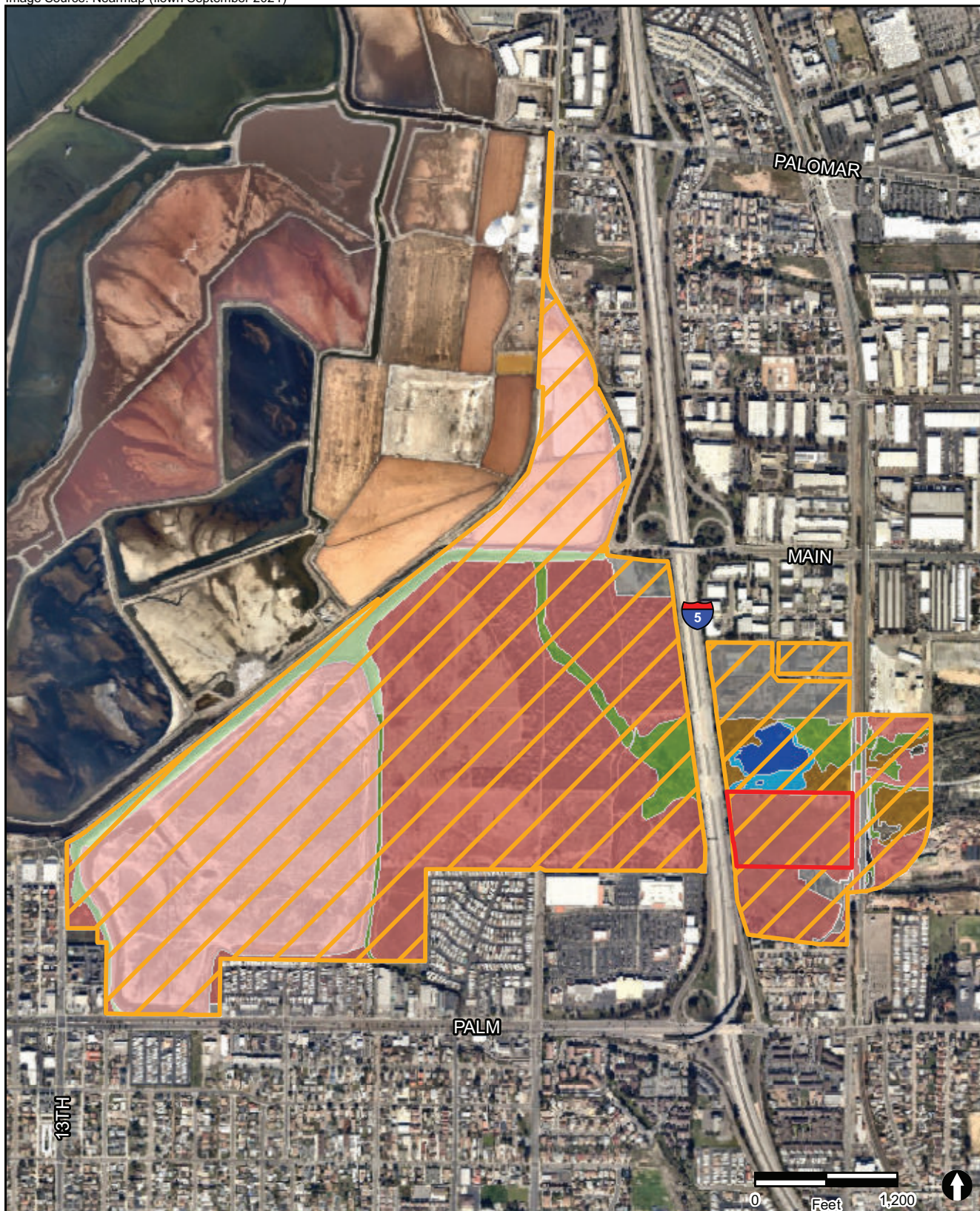


FIGURE 10
Special Study Area Vegetation

4.1.1.2 Private Parcels Outside of the Project Site

Vegetation communities that occur on the private parcels outside of the project site include coastal wetlands, disturbed land, eucalyptus woodland, giant cane, riparian scrub, riparian woodland, saltpan/mudflat, and urban/developed. The location of the vegetation communities are shown on Figures 11a-c and summarized in Table 4.

4.1.1.3 Project Site

The project site occurs on disturbed land to the east of I-5 and just south of the Otay River. As shown in Figure 12, the project site does not support any sensitive vegetation and development of the project would therefore not affect any sensitive vegetation within the project site.

4.1.2 Sensitive Plant Species

4.1.2.1 Special Study Area

A review of the California Natural Diversity Database (CNDDDB) for the vicinity of the SSA was conducted to generate a list of potential sensitive plant species that may occur in this area. In addition, all City MSCP species considered endemic were evaluated for potential to occur in the SSA. These reviews resulted in a list of 25 sensitive plant species with the potential to occur within the SSA (Attachment 1). Of these 25 species, only seven have a moderate potential for occurrence based on the existing habitats that remain in the SSA. A lack of suitable habitat or substrate eliminated the majority of the sensitive plant species from having a potential to occur in the SSA.

The seven sensitive plant species with a moderate potential to occur in the SSA include estuary seablite (*Suaeda esteroa*), woolly seablite (*Suaeda taxifolia*), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*) within the coastal wetland habitat; and southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), San Diego marsh-elder (*Iva hayesiana*), decumbent goldenbush (*Isocoma menziesii* var. *decumbens*), and Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*) in the riparian scrub or woodland habitats. These species are illustrated in Table 5.

4.1.2.2 Private Parcels Outside of the Project Site

Some of the private parcels within the SSA but outside of the project site have the potential to support sensitive plant species. Parcels 6 and 9 have coastal wetland habitat that has the potential to support estuary seablite, woolly seablite, and salt marsh bird's-beak. Parcels 23 thru 27 have riparian scrub and/or riparian woodland habitat that have the potential to support San Diego marsh-elder, decumbent goldenbush, Palmer's goldenbush, and southwestern spiny-rush. The remaining private parcels are disturbed or developed and lack suitable native habitats to support any sensitive plant species.

Image Source: Nearmap (flown September 2021)

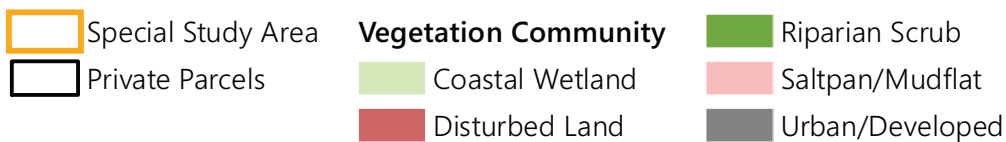
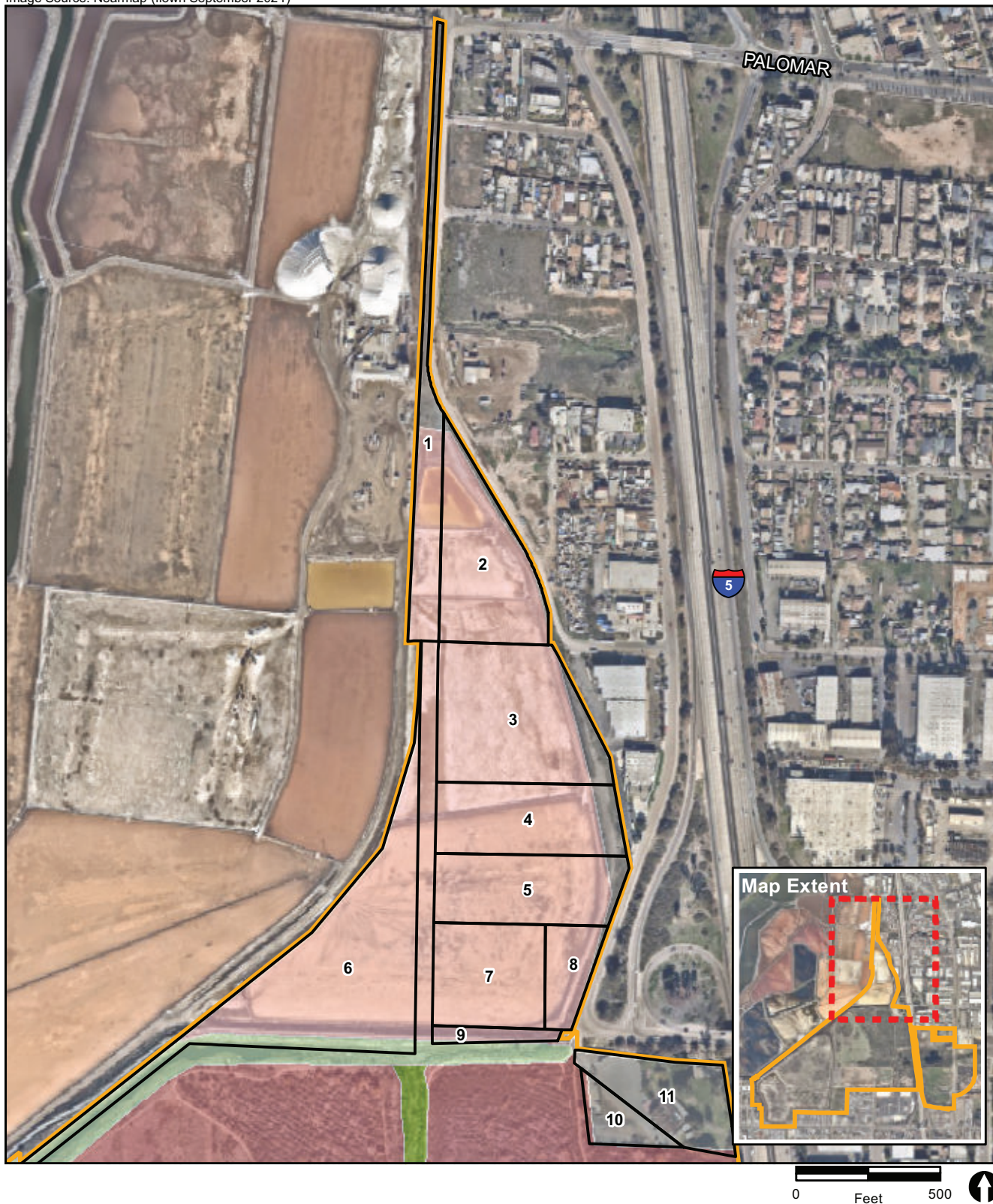


FIGURE 11a

Vegetation within Private Parcels

Image Source: Nearmap (flown September 2021)

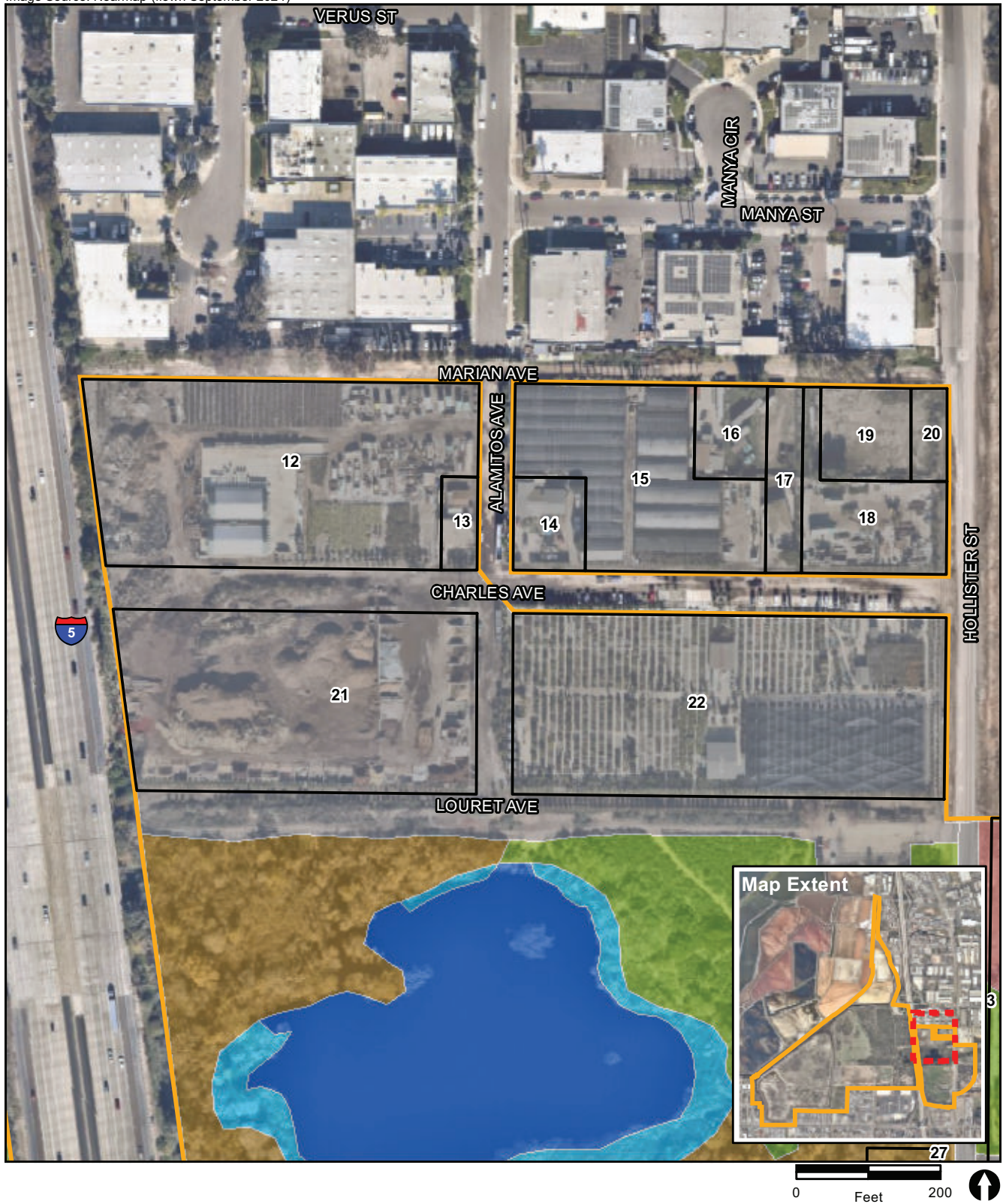


FIGURE 11b

Vegetation within Private Parcels

Image Source: Nearmap (flown September 2021)



Special Study Area
Private Parcels

Vegetation Community

Disturbed Land
Freshwater Marsh
Open Water

Riparian Scrub
Riparian Woodland
Urban/Developed

FIGURE 11c

Vegetation within Private Parcels

Table 4 Special Study Area Vegetation - Private Parcels Outside Project Site												
Vegetation Communities/ Land Cover Types	M&A Gabae Parcels 1- 9	San Diego County Swiss Club Parcels 10-11	Terra Bella Nursery Parcels 12, 15, 18, 21, 22	Ramos Jose L. Jr & Precila L. Revocable Living Trust Parcels 13, 16, 17	Carbajal, Micaela R. Parcel 14	Newton, Norman V. & Alvarina Survivors Trust Parcels 19-20	San Diego & Eastern Railway Co. Parcels 23-24	Hanson Aggregates Pacific Southwest LLC Parcels 25-26	California American Water Co. Parcel 27	Kastlunger, John A. Trust 020502 Parcel 29	SPP Corp. Parcel 30	DIM Hollister Parcel 31
Coastal Wetland	1.49	--	--	--	--	--	--	--	--	--	--	--
Disturbed Land	--	0.17	--	--	--	--	1.49	2.56	--	10.76	1.01	0.01
Eucalyptus Woodland	--	--	--	--	--	--	0.45	--	--	--	--	--
Giant Cane	--	--	--	--	--	--	0.05	0.47	--	--	--	--
Riparian Scrub	--	--	--	--	--	--	1.08	0.82	--	--	0.05	--
Riparian Woodland	--	--	--	--	--	--	0.23	4.06	0.47	--	--	--
Saltpan/Mudflat	29.38	--	--	--	--	--	--	--	--	--	--	--
Urban/Developed	2.39	3.37	11.46	0.74	0.30	0.52	1.56	--	--	1.96	--	--
TOTAL	33.26	3.54	11.46	0.74	0.30	0.52	4.86	7.91	0.47	12.72	1.06	0.01

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Off-site Improvement Area

Vegetation Community/Land Cover Type

- Disturbed Land
- Urban/Developed

0 Feet 200



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FIGURE 12
Existing On-Site Biological Resources

4.1.2.3 Project Site

No sensitive plant species were observed on the project site and none are expected to occur. The project site does not support any suitable habitat for any of the sensitive species listed in Attachment 1 and development of the project would not affect any sensitive plant species populations that may occur in the SSA.








Table 5 Sensitive Plant Species with a Moderate Potential to Occur in the SSA	
Species Name	Photo
San Diego marsh-elder (<i>Iva hayesiana</i>)	
Decumbent goldenbush (<i>Isocoma menziesii</i> var. <i>decumbens</i>)	
Palmer's goldenbush (<i>Ericameria palmeri</i> var. <i>palmeri</i>)	

Table 5 Sensitive Plant Species with a Moderate Potential to Occur in the SSA	
Species Name	Photo
Southwestern spiny-rush (<i>Juncus acutus</i> ssp. <i>leopoldii</i>)	
Salt marsh bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>)	
Estuary seablite (<i>Suaeda esteroa</i>)	
Wooly seablite (<i>Suaeda taxifolia</i>)	

4.1.3 Sensitive Wildlife Species

4.1.3.1 Special Study Area

A review of the CNDDDB for the vicinity of the SSA was conducted to generate a list of potential sensitive wildlife species that may occur in this area. This database review resulted

in a list of 19 sensitive wildlife species with the potential to occur within the SSA (Attachment 2). Of these 19 species, only six have a moderate potential for occurrence based on the existing habitats that remain in the SSA. A lack of suitable habitat eliminated the majority of the sensitive plant species from having a potential to occur in the SSA.

The six sensitive wildlife species with a moderate potential to occur in the SSA include western snowy plover (*Charadrius alexandrinus nivosus*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), light-footed Ridgway's rail (*Rallus obsoletus*), and California least tern (*Sternula antillarum browni*) within or using the coastal wetland and saltpan/mudflat habitats; and Cooper's hawk (*Accipiter cooperii*) and least Bell's vireo (*Vireo bellii pusillus*) within or using the riparian woodland along the Otay River.

4.1.3.2 Private Parcels Outside of the Project Site

As shown in Figures 11a-c, the following parcels within the SSA but outside of the project site have the potential to support sensitive wildlife species:

- Parcels 1 through 9 have coastal wetland and saltpan/mud flat habitats that have the potential to support western snowy plover, Belding's savannah sparrow, light-footed Ridgway's rail, and/or California least tern.
- Parcels 23 through 27 have riparian scrub and/or riparian woodland habitat that have the potential to support Cooper's hawk and/or least Bell's vireo.

The remaining private parcels are disturbed or developed and lack suitable native habitats to support any sensitive wildlife species.

4.1.3.3 Project Site

One sensitive wildlife species, Cooper's hawk, was observed flying over the project site during the September 28, 2018 survey. This species may forage in the disturbed habitat on the site, but would not likely use the site for nesting. A burrowing owl habitat assessment was conducted on September 18, 2019, and four non-breeding season burrowing owl surveys were conducted between October 2019 and January 2020. Although burrows potentially suitable for burrowing owl were observed on the site, no direct burrowing owl observations or any sign of burrowing owl were discovered, and the site conditions are not conducive for burrowing owl breeding nor long-term occupation. Western burrowing owls require ample foraging habitat to support occupancy at a particular site. A primary foraging area within a radius of approximately 600 meters (300 acres in size) is cited as being necessary for burrowing owl occupation in the Department of Fish and Game Staff Report of Burrowing Owl Mitigation published in 2012. Accordingly, the project site itself is likely not large enough to support ample foraging area to support burrowing owl breeding. In addition, most of the area within a radius of 600 meters of the site to the east of I-5 is developed and has no foraging value. The existing riparian habitat along the Otay River corridor in this eastern area is not suitable for use by burrowing owl. Of the remaining undeveloped areas east of I-5, there is little suitable foraging habitat that is comprised of grassland or open habitats preferred by the burrowing owl. These other undeveloped areas are generally disturbed and include land uses

associated with nurseries or mining activities that are also not suitable for use by burrowing owl. To the west of I-5 within 600 meters, areas to the south of Palm Avenue are developed. While some development occurs just north of Palm Avenue adjacent to I-5, there are open shrubland and fields to the west that are part of the Otay Valley Regional Park Open Space and San Diego National Wildlife Refuge. Western burrowing owl have been documented in more open areas to the north and west of the terminus of Saturn Boulevard. Denser, less suitable burrowing owl habitat occurs to the east of this area up to I-5. There is a low probability that the burrowing owls to the west of I-5 would move east of the freeway due to vehicular traffic, associated noise, distance, and lack of large areas suitable for breeding or foraging.

No other sensitive wildlife species are expected to occur on the site due to the lack of suitable habitat and the disturbed condition of the site. Development of the project would not have a direct effect on any sensitive wildlife species within the SSA, but has the potential for indirect impacts to sensitive wildlife species that may occur on the adjacent Otay River portion of the SSA to the north of the project site. These potential indirect impacts could be avoided with compliance with MHPA land use adjacency guidelines.

As stated in the MSCP Section 1.4.3 (City of San Diego 1997), land uses adjacent to the MHPA are to be managed to ensure minimal impacts to the MHPA. The MSCP establishes adjacency guidelines to be addressed on a project-by-project basis to minimize direct and indirect impacts and maintain the function of the MHPA. The project's adherence to the land use adjacency guidelines are summarized in Table 6.

Table 6 Project's Compliance with MSCP Land Use Adjacency Guidelines	
Summary of Land Use Adjacency Guideline (MSCP Section 1.4.3)	Project Action/Compliance with MSCP
Drainage. Drainage should be directed away from the MHPA or, if not possible, must not drain directly into the MHPA.	All drainage would be treated on-site within the development footprint using methods such as detention/water quality basins to dissipate/detain and filter/treat runoff.
Toxins. Land uses that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by application or drainage of such materials into the MHPA.	The project has been designed to limit post-development storm water runoff discharge rates and velocities to maintain or reduce pre-development erosion and to reduce nutrients, organic compounds, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides by applying best management practices. Construction Best Management Practices, such as monitoring, flagging, staking, or silt/bio fencing around sensitive areas, would be used to ensure toxins from construction and project implementation would not impact the MHPA.
Lighting. Lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away	The project's lighting plan conforms to City regulations. All lights would be shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts. The project is

Table 6 Project's Compliance with MSCP Land Use Adjacency Guidelines	
Summary of Land Use Adjacency Guideline (MSCP Section 1.4.3)	Project Action/Compliance with MSCP
or shielded to minimize the amount of light entering the MHPA.	designed to ensure the placement and use of lighting would accommodate the habits of nocturnal species that prefer to move and forage in darkness.
Noise. Due to the site's location adjacent to or within the MHPA, construction noise will need to be avoided, if possible, during the breeding seasons of the least Bell's vireo (March 15 to September 15) and southwestern willow flycatcher (May 1 to August 30).	The project's Mitigation Monitoring and Reporting Plan (mitigation measures MM-Bio-2 and MM-Bio-3) requires avoidance of breeding seasons and/or pre-construction surveys to ensure no impacts to sensitive species would occur during project construction.
Brush Management. All Brush Management Zone (BMZ) 1 areas must be included within the development footprint and outside the MHPA.	The project is designed with BMZ 1 areas located outside of the MHPA. Vegetation clearing would be done consistent with City standards and would avoid/minimize impacts to covered species to the maximum extent possible.
Invasives. No invasive plant species shall be planted in or adjacent to the MHPA.	The project's Landscape Plan does not include any invasive or non-native plant species within the on-site MHPA open space area. On-site revegetation within the MHPA would be limited to native vegetation.
Grading/Land Development. All manufactured slopes must be included within the development footprint and outside the MHPA.	The proposed grading for the project does not encroach into the MHPA.
Barriers/Access. 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.	A barrier fence is proposed between the preserved on-site MHPA area and the adjacent development. A 5-foot metal perimeter fence is proposed as the barrier between the development and the MHPA.
SOURCE: City of San Diego 1997	

4.1.4 Jurisdictional Waters

4.1.4.1 Special Study Area

The Otay River, Nestor Creek, and the salt ponds support jurisdictional waters. The coastal wetlands (salt marsh), riparian woodland, riparian scrub, and freshwater marsh habitats of the Otay River and Nestor Creek are wetland habitats. The saltpan/mudflats of the salt ponds are considered a type of special aquatic site. Together, these jurisdictional waters have the potential to provide habitat for sensitive wildlife species. In addition, these wetlands may provide water quality functions (i.e., moderation of flood flows, nutrient uptake, short- and long-term above/below ground water storage, and moderation so sedimentation) that improve water discharges that enter San Diego Bay.

4.1.4.2 Private Parcels Outside of the Project Site

As shown in Figures 11a-c, the following parcels within the SSA study area but outside of the project site have the potential to support jurisdictional waters:

- Parcels 1 through 9 support coastal wetland and saltpan/mud flats that are considered special aquatic sites.
- Parcels 23 through 27 support areas of riparian scrub and riparian woodland habitats that are considered wetland habitats. These wetlands may provide water quality functions (i.e., moderation of flood flows, nutrient uptake, short- and long-term above/below ground water storage, and moderation so sedimentation) that improve water discharges that enter San Diego Bay.

4.1.4.3 Project Site

Development of the project would not impact any jurisdictional waters as none occur on the site. Implementation of and compliance with storm water runoff measures would ensure that the project does not contribute to the degradation of water quality in the wetlands to the north and to the west within the SSA. Based on the lack of sensitive resources present on the project site, the project would have minor effects on the integrity, continuity, and connectivity of the natural resources and habitats within the eastern portion of the SSA. The site currently lacks continuity or connectivity to resources in the SSA due to I-5, a multi-lane major freeway that separates the project site from portions of the SSA to the west. While the proposed project would develop disturbed land, the dedication and revegetation of a 100-foot-wide buffer area within the MHPA on the site would enhance the integrity of the wetlands of the Otay River to the north without disrupting the continuity and connectivity of the wetland habitats beyond the existing condition.

4.1.5 Open Space Connectivity

The SSA contains connected open space areas that include the conserved lands making up the Otay Valley Regional Park open space corridor east and west of I-5 and the San Diego National Wildlife Refuge open space to the west of I-5. These open space lands support habitats that are valuable for wildlife movement east and west along the Otay River to the wetlands of the refuge. The project area and private parcels outside the project site are on the periphery of the primary open space area and do not reduce the connectivity value of the corridor.

4.2 Assess Hydrological Conditions

4.2.1 Special Study Area

The SSA is located within the San Diego Bay Watershed Management Area (WMA). Specifically, the SSA sits within the Otay Valley Hydrologic Area (910.2) of the Otay Hydrologic Unit of the WMA (Figure 13). The hydrologic area is dominated by open spaces and undeveloped lands which comprised 47 percent of the land area, along with 16 percent residential land uses and smaller percentages of commercial, transportation, industrial, and institutional uses (www.projectcleanwater.org).

Hydraulic conditions include the convergence of the Otay River with San Diego Bay. Specifically, the Otay River conveys flows from the I-5 Bridge through the Otay River floodplain and estuarine portion of the Otay River. On the west side of I-5, the river channel turns northwest toward South Bay Salt Works, then westward where it converges with Nestor Creek. The Otay River continues along the northern edge of the Otay River floodplain site finally discharging into the San Diego Bay (U.S. Fish and Wildlife Service 2016).

Hydrologic conditions for the SSA are affected by a combination of tidal exchange with San Diego Bay and watershed flows from the Otay River with tidal processes having a major impact in the general vicinity of the project site, including tidal inundation as an essential part of the survival of coastal wetland habitats (U.S. Fish and Wildlife Service 2016). Flood hazards are identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Study. Based on hydrologic and hydraulic analyses for the Otay River, a 100-year floodplain and floodway have been delineated. FEMA bases their floodplain studies on mean higher high water in coastal areas, so the Otay River elevations at San Diego Bay should be based on Mean Higher High Water. The project has been designed to meet FEMA and the City of San Diego's floodplain and floodway regulations.

Appendix 1B of the OMNCP requires an assessment of whether portions of the SSA referred to as the "southern SSA" and the "Magnesium Pond SSA" are linked hydrologically. Upon review, the Magnesium Pond is surrounded by a berm and does not appear to have any direct surface connections to the surrounding areas. The creeks, waterways, or drainages run outside of and adjacent to the berm on the north, east, and west sides and do not seem to connect externally to the pond.

4.2.2 Private Parcels Outside of the Project Site

The privately-owned parcels within the SSA are currently mostly undeveloped except for Parcels 12 through 22 which have been graded and support row crops, greenhouses, and agricultural storage (see Figure 11b). These parcels are located in the northwestern corner of the SSA where the parcels abut commercial development outside the SSA. Overall, the conditions of these parcels would not affect the existing hydrology of the SSA because all future development would be required to adhere to City municipal code regulations relating to drainage and hydrology.

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Special Study Area
- Watersheds

FIGURE 13

Special Study Area Watershed

4.2.3 Project Site

Existing hydrologic conditions are documented in the Bella Mar Drainage Study (Fuscoe Engineering 2019a). The project site is located within the FEMA designated floodplain. The project proposes to fill the site to provide two feet of freeboard above the 100-year flood base elevations per City of San Diego Municipal Code (SDMC) requirements. The Bella Mar project will incorporate protective floodplain regulations, modeled on Land Development Code's (LDC) regulations, that will ensure less than significant hydrological effects from project. In its existing condition, runoff from the site flows primarily west (towards I-5) to an existing 24-inch culvert prior to discharging into the Otay River west of I-5. Portions of the south neighboring property drains through the site. A smaller area along the northern boundary sheet flows into the Otay River and the remainder of the site fronting Hollister Street combines with public street runoff and surface flows through the adjacent private property to the south toward an existing 36-inch culvert which crosses the I-5 prior to discharging toward the Otay River.

As shown in Figure 14, the project would maintain existing drainage patterns to the maximum extent practical. Specifically, all flow directions would remain the same; on-site basin areas acreages would slightly change reducing the speed of flow by 2.24 cubic feet per second. In other words, the runoff flow rates in the post project condition would be decreased compared to the existing condition (Fuscoe Engineering 2019a).

5.0 Basis for Establishing Land Uses

Appendix 1B of the OMNCP requires specific issues to be addressed in the SSR to serve as the basis for establishing land uses in the OMNCP.

5.1 Identification of Areas for Preservation, Enhancement, and Restoration

As required by the OMNCP, the SSR provides a description and location of the boundaries on-site of the open space preserved areas and public park (OVRP) areas.

5.1.1 Special Study Area

As shown in Figures 1 and 2, most of the SSA has been conserved and is within the ownership of U.S. Fish and Wildlife Service (NWR) and the City (OVRP Open Space areas and MHPA land).

5.1.2 Private Parcels Outside the Project Site

A majority of the privately-owned parcels are not located within the preserved portions of the SSA lands. However, portions of Parcels 23, 25, 26, and 31 (see Figures 2 and 3) are located within the City's MHPA.

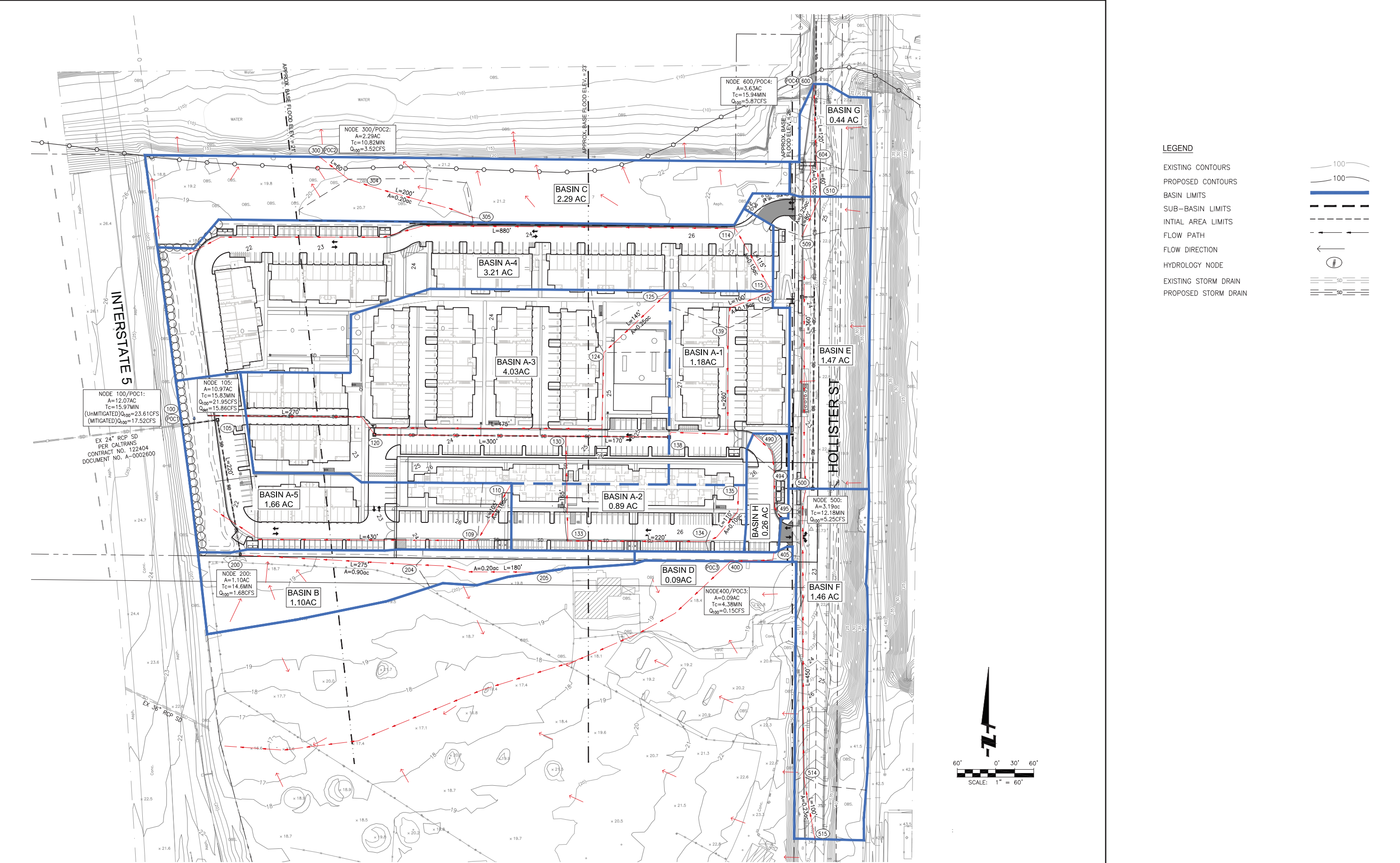


FIGURE 14
Proposed Conditions Drainage Map

5.1.3 Project Site

As shown on the Bella Mar Site Plan (see Figure 9a), the project includes on-site open space consisting of a 100-foot-wide area (2.3 acres) along the northern portion of the project site (see Figure 8a). This open space area is part of the MHPA lands. Currently, this area supports disturbed land. The project proposes to revegetate this area with native coastal sage scrub plant species. Once native vegetation is restored, the northern swath of on-site open space would function as a buffer between the development area to the south and the off-site wetland along the Otoy River to the north. Habitat values of the open space area would increase with the establishment of native coastal sage scrub plant species compared to the existing non-native plant dominated disturbed land.

5.2 Identification and Designation of Areas for Development

The SSR is required to describe and locate the proposed land uses, densities, and intensities, and facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage. This discussion includes the application of relevant policies/strategies contained throughout the OMNCP that would affect development within the SSA.

5.2.1 Special Study Area

Existing land use designations within the SSA include Recreation, Open Space, Extractive Industries, Intensive Agriculture, and Spaced Rural Residential. As shown in Figure 2, most of the land within the SSA has been conserved as was the intent of the SSA designation and there is only a limited amount of privately owned land remaining in the SSA which could be developed. Therefore, the identification and development of remaining privately owned areas within the SSA is discussed under Section 5.2.2.

5.2.2 Private Parcels Outside of the Project Site

5.2.2.1 Development Potential

The existing land use designations and zoning assigned to the privately owned parcels within the SSA are shown in Figures 15a-c and 16a-c, respectively, and summarized in Table 7.

As summarized in Table 7, there is potential for non-residential and residential development to occur within the SSA under existing land use designations. Existing development potential for residential uses would be within privately owned parcels 11, 12, 15, 21, 22, 25, 28, 29, 30, and 31. Parcel 28 is the Bella Mar project site. The development residential uses within the sites adjacent to and in proximity to the project site would result in a cohesive pattern of residential uses by placing residential developments close to each other and to surrounding, existing residential and commercial uses.

Image Source: Nearmap (flown January 2022)

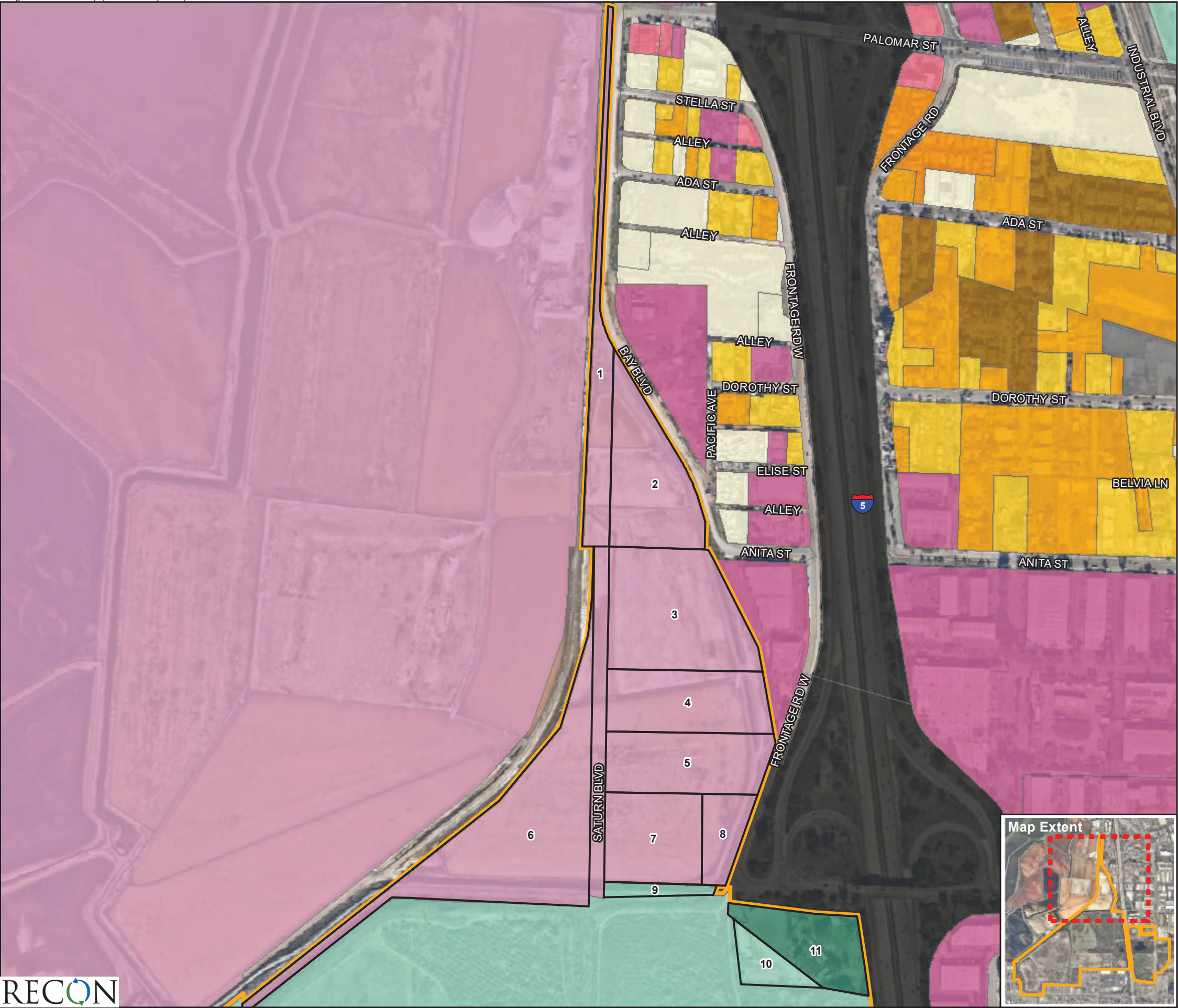
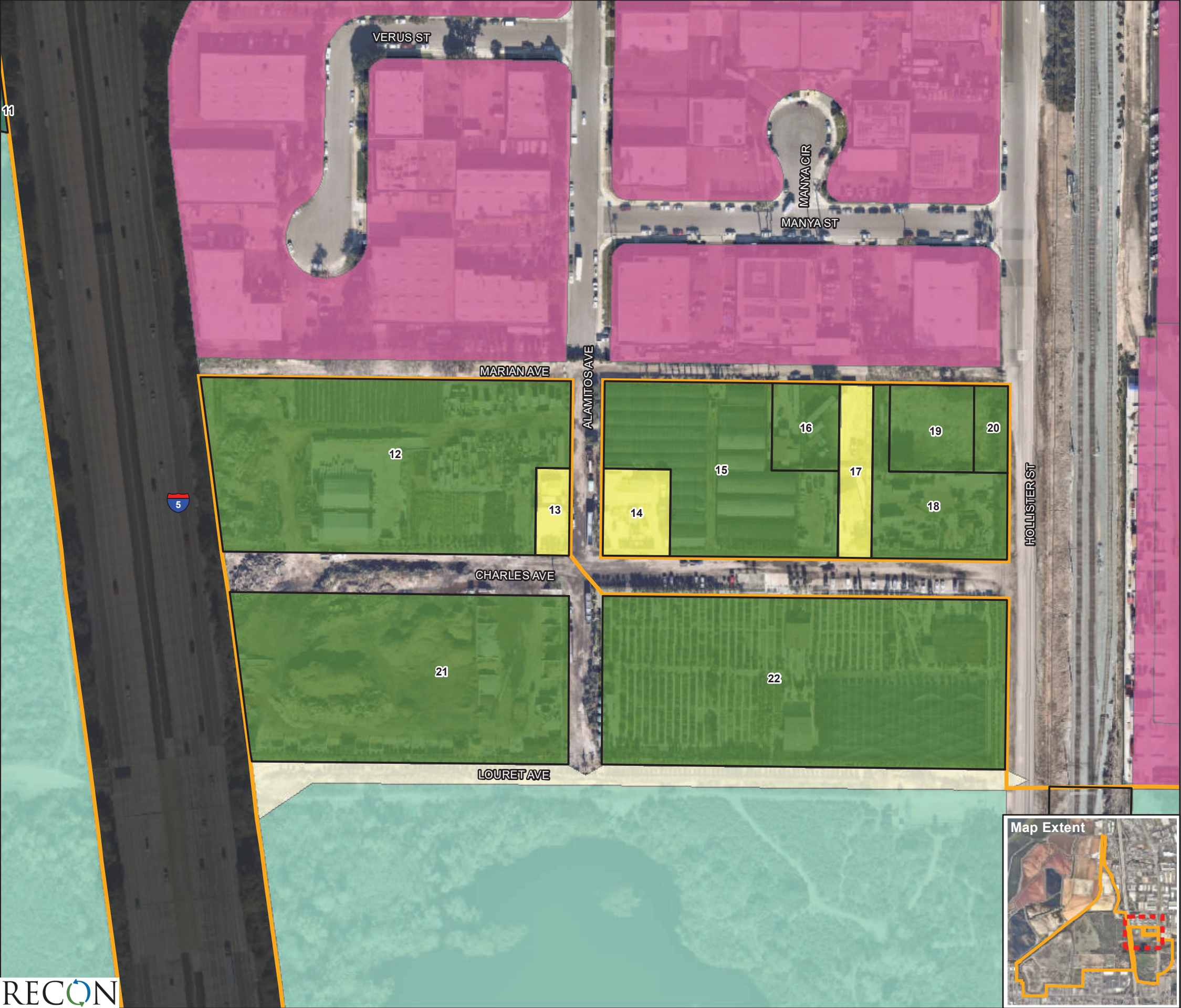


FIGURE 15a
Existing Land Use of Private Parcels

Image Source: Nearmap (flown January 2022)



- Special Study Area
- Private Parcels
- Existing Land Use
 - RESIDENTIAL
 - Spaced Rural Residential
 - INDUSTRIAL
 - Light Industry
 - PUBLIC FACILITIES AND UTILITIES
 - Transportation, Communications, Utilities
 - PARKS AND RECREATION
 - Recreation
 - Open Space Parks
 - AGRICULTURE
 - Intensive Agriculture
 - UNDEVELOPED
 - Undeveloped
 - Road Right of Way
 - Railroad Right of Way

FIGURE 15b
Existing Land Use of Private Parcels

Image Source: Nearmap (flown January 2022)



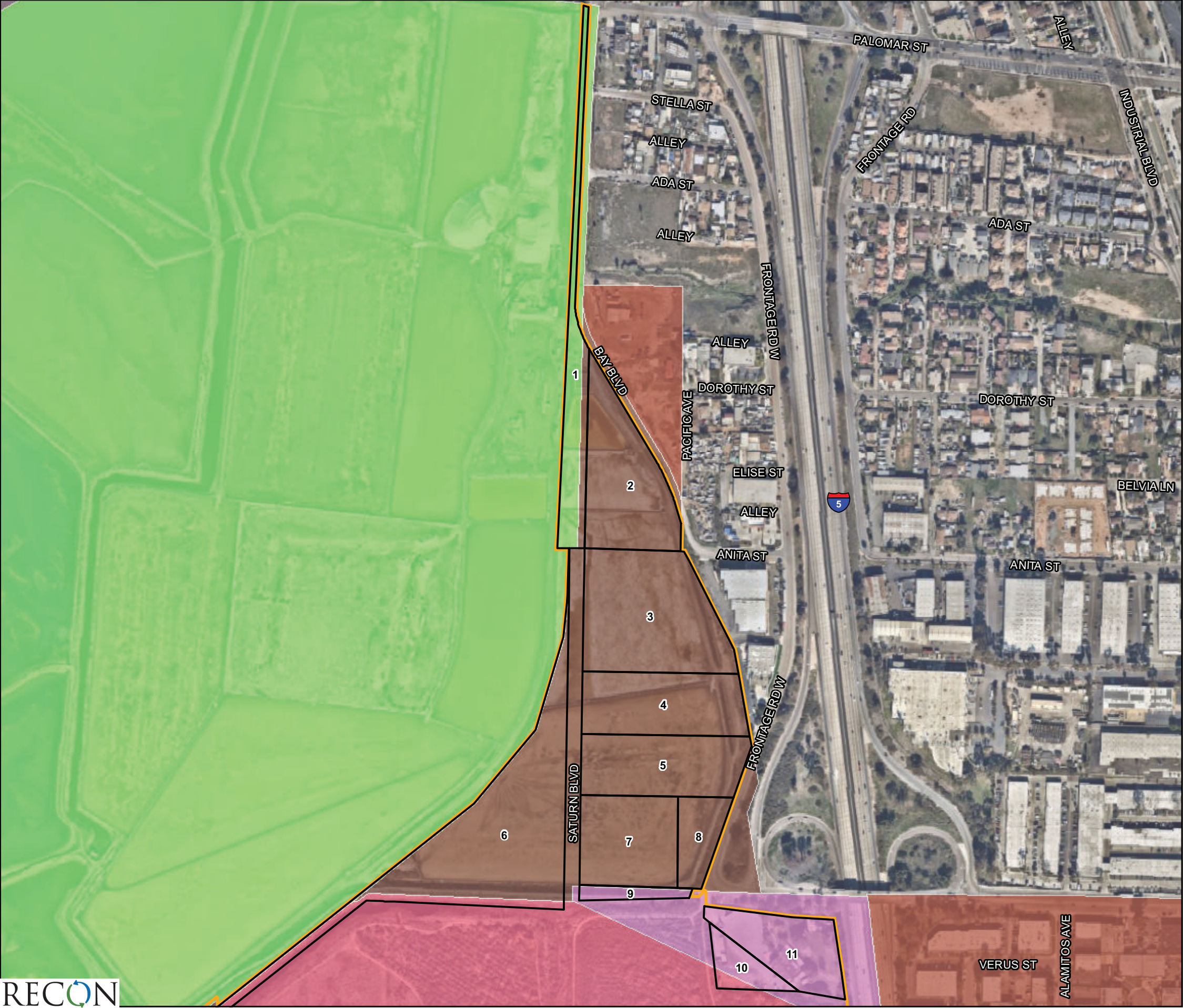
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FIGURE 15c
Existing Land Use of Private Parcels

Image Source: Nearmap (flown September 2021)



- Special Study Area
- Private Parcels
- Zoning**
 - AR-1-2
 - IH-2-1
 - IL-2-1
 - IL-3-1
 - OF-1-1



FIGURE 16a
Zoning of Private Parcels

Image Source: Nearmap (flown September 2021)

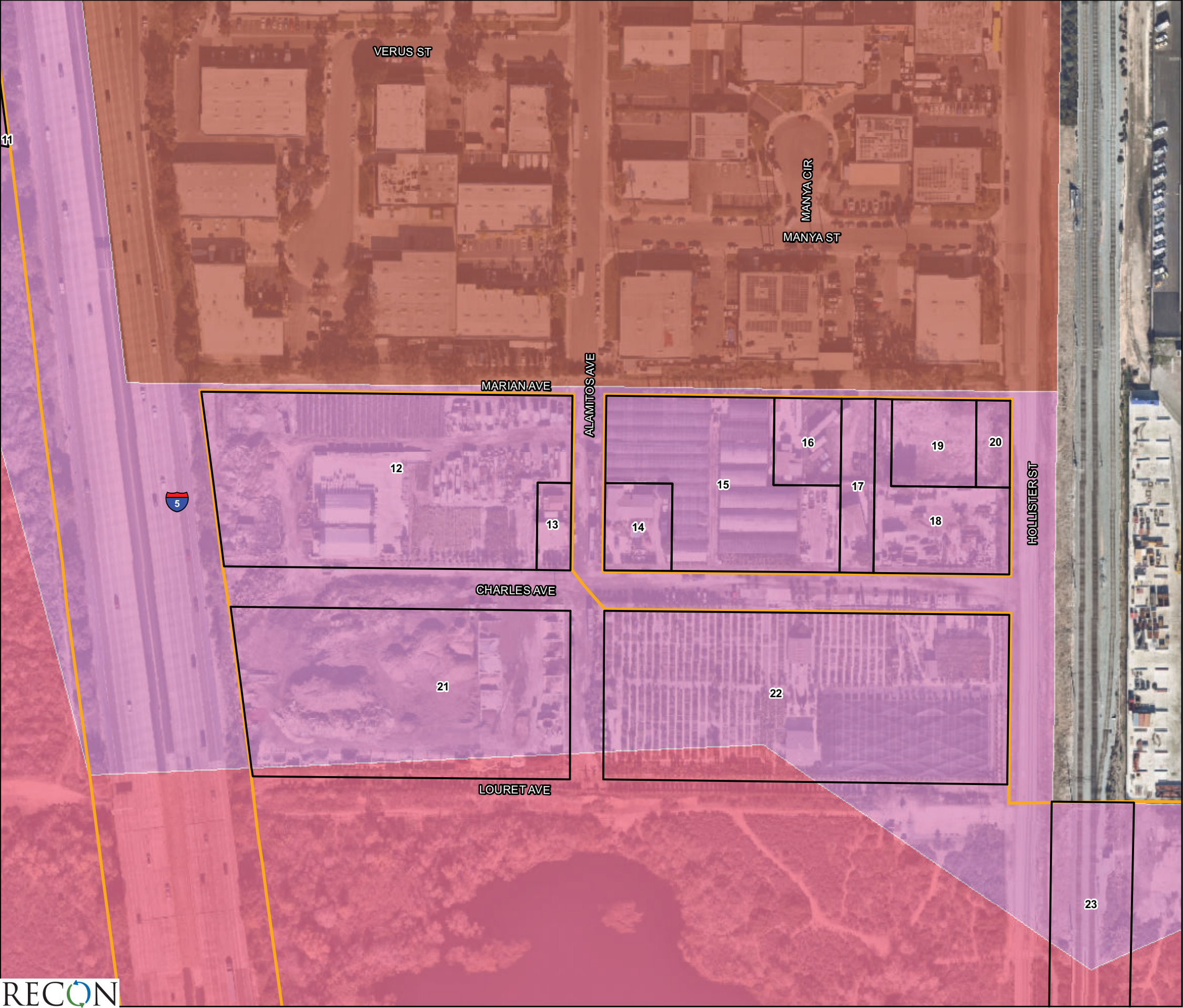
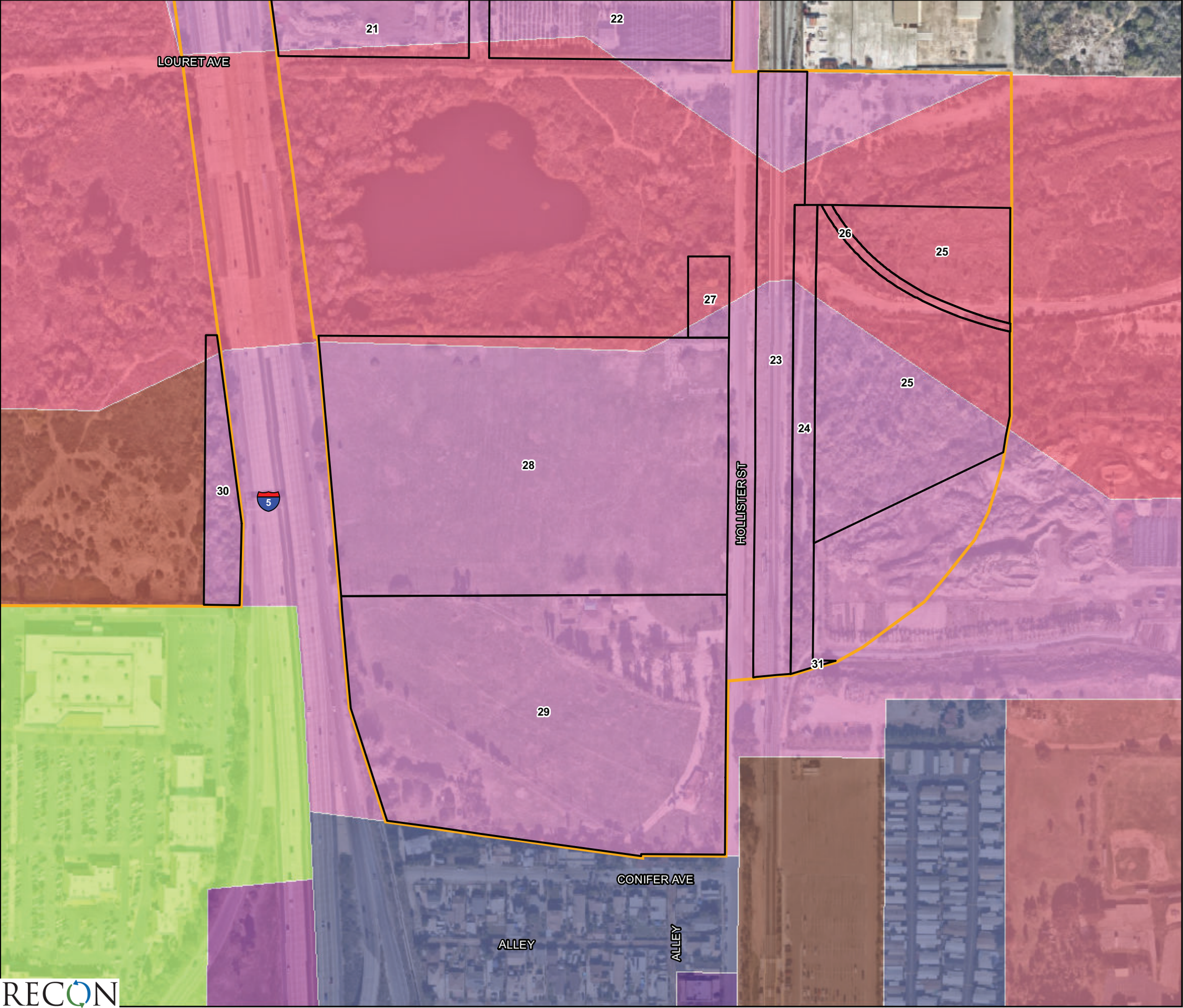


FIGURE 16b
Zoning of Private Parcels

Image Source: Nearmap (flown September 2021)



Special Study Area

Private Parcels

Zoning

- AR-1-2
- CC-1-3
- CC-2-3
- CC-4-5
- IL-2-1
- IL-3-1
- OF-1-1
- RM-1-1
- RS-1-7



FIGURE 16c
Zoning of Private Parcels

Table 7
Identification of Areas for Development

Parcel Number(s) ¹	APN	General Plan Land Use Designation	Existing Zoning	Acres	Square Feet (sf)	Existing Development Potential
1	6210100400	Extractive Industry (salt ponds)	IH ² -2-1	2.0	87,120	174,240 sf
2	6210100300	Extractive Industry (salt ponds)	IL ³ -2-1 + IL-3-1	8.50	370,260	740,520 sf
3	6221010100	Extractive Industry (salt ponds)	IL-3-1	6.03	262,666	525,332 sf
4	6221010200	Extractive Industry (salt ponds)	IL-3-1	3.87	168,577	337,154 sf
5	6221011500	Extractive Industry (salt ponds)	IL-3-1	3.70	161,172	322,344 sf
6	6210200600	Extractive Industry (salt ponds)	IL-1	7.75	337,590	675,180 sf
7	6221010400	Extractive Industry (salt ponds)	IL-3-1	3.47	151,153	302,306 sf
8	6221011700	Extractive Industry (salt ponds)	IL-3-1	1.17	50,965	101,930 sf
9	6221202300	Open Space Parks	AR ⁴ -1-2	0.56	24,393	None
10	6221205700	Open Space Parks	AR-1-2	0.99	43,124	None
11	6221201500	Recreation	AR-1-2	2.52	109,771	21,954 sf (2 du) ⁶
12	6221710900	Intensive Agriculture	AR-1-2	2.95	128,502	25,700 sf (2 du)
13	6221710400	Spaced Rural Residential	AR-1-2	0.149	6,475	None
14	6221811400	Spaced Rural Residential	AR-1-2	0.297	12,946	None
15	6221811300	Intensive Agriculture	AR-1-2	1.44	62,726	12,545 (1 du)
16	6221810300	Intensive Agriculture	AR-1-2	0.297	12,925	None
17	6221811500	Spaced Rural Residential	AR-1-2	0.297	12,918	None
18	6221811600	Intensive Agriculture	AR-1-2	0.650	28,314	None
19	6221810501	Intensive Agriculture	AR-1-2	0.372	16,209	None
20	6221810600	Intensive Agriculture	AR-1-2	0.148	6,451	None
21	6221720400	Intensive Agriculture	AR-1-2	2.82	122,839	24,568 (2 du)
22	6221820100	Intensive Agriculture	AR-1-2	3.470	151,164	30,233 sf (3 du)
23 (road ROW)	6280511100	Road (ROW)		3.395	166,572.866	N/A
24 (road ROW)	6280511001	Road (ROW)		1.464	75,259.537	N/A
25	6280510300	Spaced Rural Residential	AR-1-2	39	1,715,392	343,078 sf (39 du)
26	6280510400	Extractive Industries	Split Zoning: OF ⁵ -1-1/ AR-1-2	0.276	12,326.161	None
27	6271002300	Extractive Industries	OF-1-1	0.471	20,536	None
28	6271000900	Open Space Parks	Spilt Zoning: OF-1-1/ AR-1-2	14.504	631,799	126,360 sf (14 du)
29	6271000800	Open Space Parks	AR-1-2	12.724	554,275	110,855 (12 du)
30	6271012200	Recreation	AR-1-2	1.064	46,333	9,267 (1 du)
31	6280502500	Open Space Parks	AR-1-2	4.5	194,277	38,855 (4 du)

¹Corresponds to parcel number shown on Figure 3.

²IH=Industrial Heavy: see San Diego Municipal Code, Table 131-06C – Development Regulations for Industrial Zones.

³IL=Industrial Light: see San Diego Municipal Code, Table 131-06C – Development Regulations for Industrial Zones.

⁴AR=Agricultural: see San Diego Municipal Code, Table 131-03C – Development Regulations for Agricultural Zones.

⁵OF=Open Space: see San Diego Municipal Code, Table 131-02C – Development Regulations for Open Space Zones.

⁶du = dwelling unit.

5.2.2.2 Consistency with OMNCP – General Topics

All future development within the SSA would be required to be consistent with existing OMNCP policies/strategies and recommendations which are described below.

a. OVRP and Salt Pond Areas

The relevant policies/strategies that would apply to future development of the privately-owned parcels adjacent to or affecting the OVRP or Salt Ponds (OMNCP Topics 1A and 1B) include (but are not limited to) the following:

- Protect existing sensitive natural resources on privately-owned property by applying zoning that will permit very low-density residential development but prohibit agricultural uses.
- Design of future development shall be sensitive to, oriented towards, and enhance adjacent natural open space. The following design guidelines apply to all development within or adjacent to the Otay Valley:
 - Public views from proposed developments to the bay, valley and steep hillsides shall be preserved.
 - Proposed development shall be designed sensitively to blend with the natural landscape.
 - Building elevations, including rear elevations, which face natural open space shall be designed to provide architectural interest and articulation.
 - Fencing shall be attractive from both the development and open space sides; fencing shall not present a blank wall to the open space. Fencing design shall permit views to and from adjacent open space.
- Coordinate the Refuge, OVRP, MSCP, and private development planning efforts to ensure that the natural resource and wildlife habitat areas of the Salt Ponds are preserved.
- Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

b. Palm Avenue

With respect to the revitalization of the Palm Avenue corridor (OMNCP Topic 2a), the following relevant OMNCP strategies would apply to future development efforts:

- Improve this area as one of the community's key mixed-use neighborhood centers through physical rehabilitation and economic revitalization.

- Any redevelopment or improvement in this area shall incorporate Transit-Oriented Development (TOD) Guidelines.
- Ensure that TOD guidelines, pedestrian orientation, and streetscape recommendations are incorporated into the design for future improvements to Hollister Street.

TOD recommendations are discussed in greater detail in Appendix A of the OMNCP, and summarized in Section 5.5.1, below.

c. General Plan Consistency

Future development would also be required to ensure the maintenance of adequate housing (OMNCP Topic 3) and community facilities (OMNCP Topic 4) to allow an ongoing quality of life and community preservation. These strategies include provisions of schools, library and postal services, drainage and flood control, and park land for all new development. Likewise, new development would be required to ensure maintenance or improvement of police and fire protective services (OMNCP Topic 5).

Specific strategies related to transportation (OMNCP Topic 6) applicable to future private development include the provision of safe, efficient, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities. These strategies are discussed in greater detail under Section 5.5.1.c.

The OMNCP also provides guidance related to the provision of parkland and park improvements including the development of private recreational facilities to supplement publicly provided facilities (OMNCP Appendix 4).

Additional strategies to implement the goals, guidelines and standards of the General Plan are summarized in OMNCP Appendix G.

d. Mixed-Use Development

OMNCP Appendix A states that Mixed-Use designated areas are to be developed as TOD (OMNCP page 103). Future mixed-use development within the SSA would be subject to the TOD design standards and criteria required throughout the community planning area. These design standards include specific setbacks, architectural features, landscape and streetscape, provision of bus stops and bicycle racks, and parking requirements. Furthermore, a Planned Commercial Development (PCD) Permit would be required for all sites developed within the Mixed-Use designated areas.

e. Street Tree Plan

The SSA sits within the Coastal Lowlands Landscape District of the OMNCP. Future development within the SSA would be reviewed for consistency with Appendix B of the OMNCP requiring adherence to the Street Tree Plan. Specifically, future development would be encouraged to implement a tree palette consistent with the Coastal Lowlands Landscape

District as defined in the Otay Mesa-Nestor Street Tree Plan Landscape District Tree List (OMNCP page 107).

f. View Corridors

A number of viewing access points are identified throughout the SSA as shown in Figure 9 of the OMNCP (OMNCP page 112). These include views of San Diego Bay. Consistent with OMNCP Appendix C, future development would be required to maintain identified view corridors and viewing access points. Specific strategies include the following:

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement.

g. General Recommendations

OMNCP Appendix D provides additional and catch-all recommendations and guidelines which apply communitywide and would pertain to both public and private development projects proposed within the SSA. The most relevant to the privately owned parcels within the SSA include the following:

- Minimize the alteration of natural landforms.
- Site and design development to prevent adverse impacts to, and enhance or restore environmentally sensitive areas.
- Require mitigation measures where development would adversely impact sensitive resources.
- Improve the appearance of the community through the undergrounding of utilities.
- The rear elevations of buildings shall be as well detailed and visually interesting as the front elevations if they will be visible from a public street, or any of the open space systems contiguous with the Otay Valley.
- Design projects to be more compatible with adjacent residential and open space areas by providing setbacks and landscaped buffers.
- Roof-mounted equipment should be avoided.
- All outdoor storage areas, refuse collection areas, and loading areas shall be located in interior side or rear yards only and shall be screened with a similar material and color as the primary building.

- Provide pedestrian, bicycling, and mass transit opportunities for residents to commute from residential areas to the commercial and industrial areas of the community.

5.2.2.3 Consistency with OMNCP – SSA

Future development within the privately-owned parcels within the SSA would also be required to adhere to the criteria described for the SSA (OMNCP Appendix 1B). Specifically, the OMNCP supports development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve a variety of objectives (OMNCP page 89). While this SSR serves as the basis for establishing land uses in the community plan, individual land use proposals are required to include the following:

- Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses.
- Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
- Address the goals of the OVRP, including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
- Where appropriate, contain criteria for provision of public access, circulation, viewpoints and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.
- Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
- Be in conformance with applicable local, state, and federal regulations and policies.
- Describe conformance with related planning efforts and adopted plans including the Multiple Species Conservation Program, OVRP, and the South San Diego NWR (OMNCP page 92).

5.2.2.4 Conclusions: Identification and Designation of Areas for Development

As noted above and throughout this SSR, most of the SSA has been preserved within the OVRP and NWR, with additional preservation of land occurring within the MHPA. The only remaining areas available for development are those that are privately owned. As shown in Table 7, future development within the SSA could include both non-residential and

residential development. Existing development potential for residential uses could occur within Parcels 25, 29, 30 which are in proximity to the proposed Bella Mar project and would create a cohesive pattern of residential development.

Future development within the OMNCP, and specifically within the SSA would be reviewed for adherence to the policies/strategies identified above. While it is not possible for this SSR to identify and analyze potential future General Plan Amendments or Rezones, pursuant to the analysis above, it can be concluded that through required compliance with the existing community plan policies/strategies, future development would be consistent with the OMNCP, and Special Study requirements.

5.2.3 Proposed Project

The project proposes a total of 380 dwelling units within the project site. The project requires a CPA to redesignate the project site from Open Space to Medium Density Residential and a rezone from AR-1-2 to RM-2-5 Multiple-Unit Medium Density Residential) to allow residential development on the project site. Under the existing zoning, the project site would be allowed to construct a total of 14 dwelling units. The proposed zoning would allow one dwelling unit per 1,500 square feet, or a total of 424 units. The project is proposing a density of 380 units. Of the proposed 380 dwelling units, the project proposes to construct 100 affordable units.

The OMNCP identifies areas for enhancement and revitalization. The project site is located just north of the area identified as Palm City in Topic 2A of the OMNCP. The proposed project would help extend this corridor and offer additional housing opportunities within a Transit Priority Area consistent with the goals of the OMNCP. The OMNCP finds this area to have great potential for revitalization and terms it as an “ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.” (City of San Diego 1996:37). The City’s current Planning Commission expressed support for the CPA Initiation, in part due to the City’s needs for housing at a time when the City Council has declared a Housing State of Emergency.

The project densities would be consistent with and designed to enhance the values of its location along a transit route and improve access to nearby trails. Project improvements to Hollister Street will provide pedestrian and bicycle access to bike lanes and walking trails located outside the project driveway/sidewalks. Buildings would be oriented to the project’s center to provide a sense of community, with parking garages and on-street parking situated to the rear of the buildings. The project includes interior walkways, resident amenities including pool/lounge, grill area/fire pit, play area (tot lot), internal paseos, multi-purpose playing field. Views of surrounding parkland and open space are visible from inside the project site. Pedestrian and emergency lighting is proposed throughout the project site to enhance the walkability of the communities.

The project’s landscape plan would be divided into five planting zones: entry and residential, courtyard and pool, riparian (bioswales), park and edge, and urban garden. Each planting zone is characterized by those plants and trees best able to accommodate the needs of the

areas. All landscaping, brush management, and irrigation would conform to the requirements of the City Landscape Regulations (SDMC Section 142.0401 et seq.), the Land Development Manual, and the Landscape Standards. A five-foot-high metal perimeter fence is proposed along the northern boundary of the project site, adjacent to the on-site MHPA. Landscaping along this zone would be consistent with the MHPA Land Use Adjacency Guidelines.

The project architecture would be modern and incorporate earth tones including browns and taupe plaster exteriors with fiber cement trim and vinyl window trims and flat metal roofs. The community would be aesthetically connected throughout with some diversity of elevations and color modelling. Garages would be rear facing. Buildings would be comprised of one-, two-, and three-bedroom units with first-floor patios and second- and third-floor balconies. Balconies would be treated with 3.5-foot barriers, especially along the eastern perimeter as required by the Noise Analysis prepared for the project (RECON 2019a).

Overall, the project's architecture, site design, landscaping, and signage support the vision of the OMNCP policies discussed above and would facilitate the revitalization of the Palm Avenue corridor. The project's consistency with the relevant strategies of the OMNCP are discussed in the project's land use consistency analysis within the Mitigated Negative Declaration being considered for approval by the City.

5.3 Illustration of the Relationship of Proposed Land Uses with Adjacent Land Uses

The SSR is required to discuss land uses which facilitate the economic revitalization of the community and describe how land uses would relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.

5.3.1 Special Study Area

Most land within the SSA has been preserved within the OVRP, NWP, and MHPA (see Figure 1). While these lands would not result in the revitalization of the community, they serve to provide preservation and recreational activities to the local community and City at large. Strategies contained within the OMNCP require additional trail connections and recreational improvements that would enhance the existing preserved areas. The remaining parcels are intended to be developed to promote economic vitality.

5.3.2 Private Parcels Outside the Project Site

5.3.2.1 Parcels Adjacent to Preserved Lands

Parcels within the SSA that remain available for development (currently privately owned) are shown in Figure 1 and further highlighted in Figure 3. As shown in these figures, privately-owned parcels are located adjacent to the OVRP and NWP. Specifically, Parcels 6 and 9 (mapped as saltpan) and Parcels 10 and 11 (mapped urban/developed) are located along

the northern boundary of the NWP. Development of these parcels would be required to show consistency with the policies/strategies contained in Topic 1B (Salt Ponds) of the OMNCP which include guidelines for future development: Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley (OMNCP p.34). Adherence to the OMNCP would achieve the connectivity and preservation of resources which is a primary strategy of development within the SSA.

Parcels 21, 22, 25, 27 and 28 are located adjacent to the OVRP. Parcels 21 and 22 have active agricultural operations on-site; however, future development of these sites would be required to show consistency with the OVRP Concept Plan, including policies relating to guidelines for development within identified planning areas.

5.3.2.2 Parcels Adjacent to Developed Lands

Parcels 12, 15, 16, 17, 19, and 20 are located adjacent to existing commercial uses. All parcels either currently support or are currently zoned for commercial and/or agricultural activities. The adjacency of commercial uses provides a complementary land use plan that supports economic revitalization through strong local and regional business parks.

Parcel 28 is the proposed Bella Mar project site. Parcel 29 is vacant and disturbed (previously supporting a driving range) and located adjacent to residential uses. Under existing land use designations, Parcel 29 could support 12 residential units.

5.3.3 Proposed Project

The project site is identified as Parcel 28 and located immediately west of Hollister Street, east of I-5, north of Palm Avenue, and south of Louret Avenue. Surrounding land uses include open space/OVRP to the north and northwest. The swath of open space to the north is then bordered by commercial/agricultural uses. Additional commercial is located to the southwest and southeast of the project site with residential to the south. There is a vacant lot, designated Open Space, located south of the project site (Parcel 29), adjacent to existing residential development (see Figure 6). The development of a multi-family residential community within the project site would relate to these existing and anticipated land uses. As discussed above, the OMNCP identifies a need to revitalize the area suggesting residential uses. The proposed project would maintain connectivity to the open space to the north through revegetation of a designated on-site open space preserved area that serves as a buffer to wetland habitat. The project would likewise relate to the undeveloped land to the south. The proposed project paves the way for this privately-owned parcel to develop similarly furthering the opportunity for new housing. The project has been designed to enhance access to the OVRP and trolley station. Specifically, the project proposes the construction of a sidewalk along Hollister Street along the property frontage, south to Conifer Avenue and north to Louret Avenue, as well as widening the road to support bike lanes on the north and southbound sides. These project features would provide residents with access to the local trolley station and the ability to use existing walking paths located just north of the project site which provide access to trails through the NWR.

Overall, the project would create a positive relationship with adjacent land uses, while also increasing housing at a time the City Council has declared a Housing State of Emergency.

5.4 Provision of a Continuous Connection between the Otay Valley, Salt Works, and San Diego Bay

Currently, there is an open space corridor that connects the Otay river valley to the east of I-5 to the salt works and San Diego Bay to the west of I-5. This corridor within the SSA includes the Otay River east of I-5 between the freeway and Hollister Street, and the Otay River and Nestor Creek with adjacent disturbed land, and salt ponds to the west of I-5. East of I-5 the Otay River corridor is a preserve and managed as part of the OVRP.

5.4.1 Special Study Area

West of I-5, the open space corridor is predominantly on public lands owned by the U.S. Fish and Wildlife Service, City of San Diego, and Port of San Diego which restricts development, maintaining the connection to the salt works and San Diego Bay and OVRP.

5.4.2 Private Parcels

The private parcels within the SSA but outside of the project site are located to the north and south of the Otay River corridor east of I-5 and to the north of the public lands and Main Street to the west of I-5. Any future development of these parcels would be required to comply with OMNCP policies designed to support and enhance the adjacent open space corridor and preserve the continuous connection between the Otay Valley, salt works, and San Diego Bay.

5.4.3 Proposed Project

The project site is located just south of the Otay River east of I-5. The proposed Bella Mar project at this site is designed to include a multi-use path connection on the east side of Hollister Street from the project frontage north to Otay Valley Regional Trail system. This proposed improvement would further local connectivity to existing preserved areas. The development of the project would include a 100-foot buffer between the project and the Otay River. This buffer area would be enhanced with native vegetation. In addition, implementation and compliance with the MHPA land use adjacency guidelines would reduce or eliminate any potential indirect impacts on the river corridor, thus, maintaining the existing continuous connection between the Otay River valley and the salt works and bay to the west.

5.5 Description of the Proposed Circulation Systems

The SSR is required to include a description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system, designating appropriate public trail corridors (bicycle, pedestrian, and equestrian). The SSR addresses the impact of proposed development on the community's existing circulation system, provides recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.

5.5.1 Special Study Area

The SSA is bisected by the I-5, with the closest access ramps located at Main Street in the north and SR-75/Palm Avenue to the south. Main roadways in the SSA include Main Street and Palm Avenue, running east/west and Hollister Street, running north/south. The circulation system that supports the SSA is shown in Figure 17.

5.5.1.1 Existing Road Network

Main Street: Main Street is currently classified as a four-lane major arterial in the Chula Vista General Plan and is currently built to its classification. Main Street has sidewalks on both sides east of the I-5 northbound ramp intersection. There are no bike lanes nor sidewalks west of the I-5 northbound ramp intersection along the north side of the road. The posted speed limit is 35 miles per hour (mph). For intermittent lengths, parking is allowed, and left-turn pockets exist. There is a raised median from the freeway to Hollister Street.

Hollister Street: Hollister Street provides north-south connectivity between City of Chula Vista and the City and currently functions as a two-lane collector with no center lane between Main Street and Palm Avenue. The ultimate classification is a two-lane collector with continuous left-turn lane and Class II bicycle lanes. The roadway conditions vary along Hollister Street between Main Street and Palm Avenue, as follows:

- Main Street to Marian Avenue (adjacent to the SSA but considered part of the circulation for the area): The speed limit south of Main Street is 35 mph, parking is allowed on both sides of the street, and a contiguous sidewalk is provided on the west side of the street.
- Marian Avenue to Conifer Avenue: The posted speed limit is 40 mph between Marian Avenue and Conifer Avenue, parking is allowed on the west side of the street except at the Otay River Bridge where the roadway narrows, and a sidewalk is not provided on either side of the street.

Image Source: Nearmap (flown September 2021)



- Project Boundary
- Special Study Area

0 Feet 1,100



FIGURE 17
Circulation (SSA)

- Conifer Avenue to Palm Avenue: The posted speed limit is 30 mph, parking is allowed on both sides of the street and intermittent contiguous and non-contiguous sidewalk exists on the west side of the street. There is approximately 200 feet of contiguous sidewalk along the trolley station frontage on the east side of the street.

The City's Bicycle Master Plan calls for Class II bicycle lanes along Hollister Street within the study area, but no bicycle facilities currently exist.

Palm Avenue: Palm Avenue is a four-lane major road with a raised median between the I-5 southbound and I-5 northbound ramps, a 6-lane major road with raised median and intermittent turn lanes west of the I-5 northbound ramps intersection, and a four-lane collector road with a continuous left-turn lane east of the I-5 northbound ramps intersection. The posted speed limit is 40 mph. Street parking is allowed on some sections on the north side of the roadway. A sidewalk is provided on the north side of Palm Avenue, and on the south side of Palm Avenue east of the I-5 northbound ramps intersection only. Bike lanes are present east of the trolley station on both sides of the street, but not west of Hollister Street.

5.5.1.2 Existing Transit/Multi-Modal Transportation

Based on the City Municipal Code, the SSA is within a Transit Area Overlay Zone and a 2035 Transit Priority Area. The Palm Avenue Transit Station is located to the south, just outside the boundary of the SSA. The area is specifically served by Metropolitan Transit Service Bus Route 932. Route 932 provides connections between the 8th Street Transit Center in National City, E Street Transit Center in Chula Vista, Palm Avenue Trolley Station and Iris Avenue Transit Center in San Diego. The Palm Avenue Trolley Station provides connections with Route 933, 934, and the Blue Line trolley.

There is an existing bus stop for northbound service on the Route 932 line at the northeast corner of Palm Avenue and Hollister Street. Access to this bus stop requires crossing at the traffic signal of Palm Avenue and Hollister Avenue and walking along a dirt shoulder on the west side of Hollister Street. There is also an existing bus stop for southbound service on the Route 932 line at the northwest corner of Hollister Street and Conifer Street.

The area lacks pedestrian infrastructure; there is a walkable dirt shoulder and intermittent sidewalk provided on the west side of Hollister Street between a traffic signal with crossing at Palm Avenue. Bicycle facilities do not currently exist on any of the roadways within the SSA including Hollister Street, Palm Avenue, and Main Street, although, as discussed above Hollister Avenue is proposed to have Class II Bicycle Lanes based on the City Bicycle Master Plan.

5.5.1.3 OMNCP Transportation Strategies

Transportation facilities is discussed under Topic 6 of the OMNCP. The OMNCP envisions the development of a safe, efficient, attractive, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities will be provided to all who reside and conduct business within the community (OMNCP page 79). To meet this vision, the OMNCP includes several policies/strategies which would be applicable to

development. The strategies and recommendations relevant to development within the SSA include the following:

- Monitor bus service and conditions to ensure appropriate service and facilities equal to those elsewhere in the City.
- Incorporate landscaping, streetlights, unique community identification signs, and public art in transportation Capital Improvement Projects.
- Strategically place additional streetlights in the community.
- Complete the Bicycle System Plan.
- Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation.
- Improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas.

As shown in Figure 2, most of the land within the SSA has been conserved and there is only a limited amount of privately-owned land remaining in SSA which could be developed. Therefore, the requirements of proposed development on the community's existing circulation system, meeting the needs of the proposed development, and improving coastal access is discussed under Section 5.5.2.

5.5.2 Private Parcels

Potential future development of the private parcels within the SSA would be required to include transportation improvements that meet the needs of the project. These improvements would be consistent with buildout of the transportation facilities as envisioned by the City's General Plan and OMNCP, including both roadways and alternative modes of transportation. Pursuant to the policies/strategies discussed above, pedestrian trails/sidewalks, bike paths, and the expansion of bus services would be included in private development plans. The OMNCP transportation policies/strategies along with all policies relevant to the SSA would guide future development to enhance connectivity while protecting resources.

With specific respect to the improvement of coastal access, future development would be required to provide direct enhanced access for people to access the “critical components of major coastal access routes” by either walking, biking, or transit, promoting consistency with Coastal Act Section 30252. Additionally, consistent with the OMNCP strategies for the Palm City neighborhood, the future projects within the SSA would promote TOD that provides linkages and access to recreational opportunities including the OVRP.

5.5.3 Proposed Project

Vehicle access to the project site would be via two unsignalized full-access driveways on Hollister Street.

The project is located adjacent to transit, with the Palm Avenue Trolley Station located approximately 1,500 feet south of the project site. The project would be consistent with all relevant OMNCP policies/strategies related to transportation improvements, especially the ones highlighted as relevant to the SSA. Specifically, a bus stop is proposed at the project frontage along Hollister Street in both northbound and southbound directions. A proposed mid-block crosswalk would further facilitate pedestrian connections to transit, improving pedestrian and bicycle infrastructure as anticipated by the City. As discussed above, the project is located just south of walking paths, which provide access to trails through the NWR. As discussed in the Local Mobility Analysis prepared for the project (Kimley Horn 2020), additional traffic generated by the project would result in the need for transportation improvements to be included as part of the project. Specifically, the project includes:

- Main Street to Marian Avenue: re-stripe roadway to add two-way left-turn lane;
- Project Frontage: Widen roadway on west side by 16 feet to add two-way left-turn lane and buffered bike lanes;
- Conifer Avenue to Palm Street: re-stripe roadway to add two-way left-turn lane and prohibit on-street parking on east side; and
- I-5 NB Ramps to Hollister Street: Pay fair-share towards the construction of a raised median to restrict turning movements and increase capacity to 4-Lane Major.

Additionally, based on the analysis of multi-modal facilities within one-half mile of the project site, the development of the project site would include the following improvements:

- Stripe buffered bike lanes along the project frontage;
- Relocate the southbound bus stop on Hollister Street for Bus Route 932 to be in front of the project site;
- Construct a bus stop on northbound Hollister Street for Bus Route 932 across from the project site;
- Construct a mid-block crossing across Hollister Street on the north side of the southern project driveway;
- Construct non-contiguous sidewalk facilities along the project frontage on southbound Hollister Street;
- Construct non-contiguous sidewalk facilities along northbound Hollister Street from the proposed bus stop to the proposed mid-block crossing;
- Construct temporary sidewalk along southbound Hollister Street between the project site and Conifer Avenue; and
- Provide decomposed gravel path on northbound Hollister Street for connection to OVRP Trail system.

5.6 Public Facilities and Services

The SSR is required to address the provision of public facilities and services and provide a development phasing plan where appropriate.

5.6.1 Special Study Area

5.6.1.1 Existing Public Services and Facilities

Appendix 4 of the OMNCP includes a map (OMNCP Figure 4) that identifies the location of public facilities in the community. As shown therein, there are no schools, fire stations, police stations, or library branches located within the SSA. Likewise, there are no designated community, neighborhood, or mini-parks within the boundaries of the SSA. There is a planned neighborhood park location approximately 1.4 miles from the SSA and an existing community park and recreational center located approximately 1.8 miles away. There are also schools in close proximity to the SSA. High schools are located approximately 1.5 miles northeast and 2.8 miles south and an elementary school is approximately 0.5 mile east of the SSA.

Figures 18, 19, and 20 show the existing storm drain, ~~and~~ sewer, and water facilities, respectively, within the SSA. The sewer facilities are owned by the City of San Diego Public Utilities Department and include a series of pipelines, structures, and lift stations which convey sewage to the Point Loma Wastewater Treatment Plant. Sewage from the east side of I-5 is conveyed west under I-5 via 27-inch and 30-inch pipelines in Louret Avenue before confluence with the north-sloping South Bay Pipeline. Sewer pipelines from the southwest regions of the SSA flow north along Saturn Boulevard and cross the Otay River via the 54-inch South Bay Pipeline and continue north through the SSA.

Most of the storm drain facilities are owned by the City of San Diego and convey drainage toward the Otay River via a series of storm drain inlets, pipelines, culverts, and surface conveyance. Drainage from east of Hollister Street drains to the Otay River and crosses Hollister Street via a double box culvert, with larger flows overtopping the culvert and flooding for portions of Hollister Street (see FEMA flood insurance rate maps). The privately-owned parcels south of the Otay River and west of I-5 discharge west below the I-5 via a 24-inch and 36-inch storm drain culvert owned by Caltrans. The western portions of the SSA include a 24-inch public storm drain line within Saturn Boulevard that conveys drainage north to the Otay River. Most of the SSA lies within the 100-year floodplain of the Otay River (zone AE).

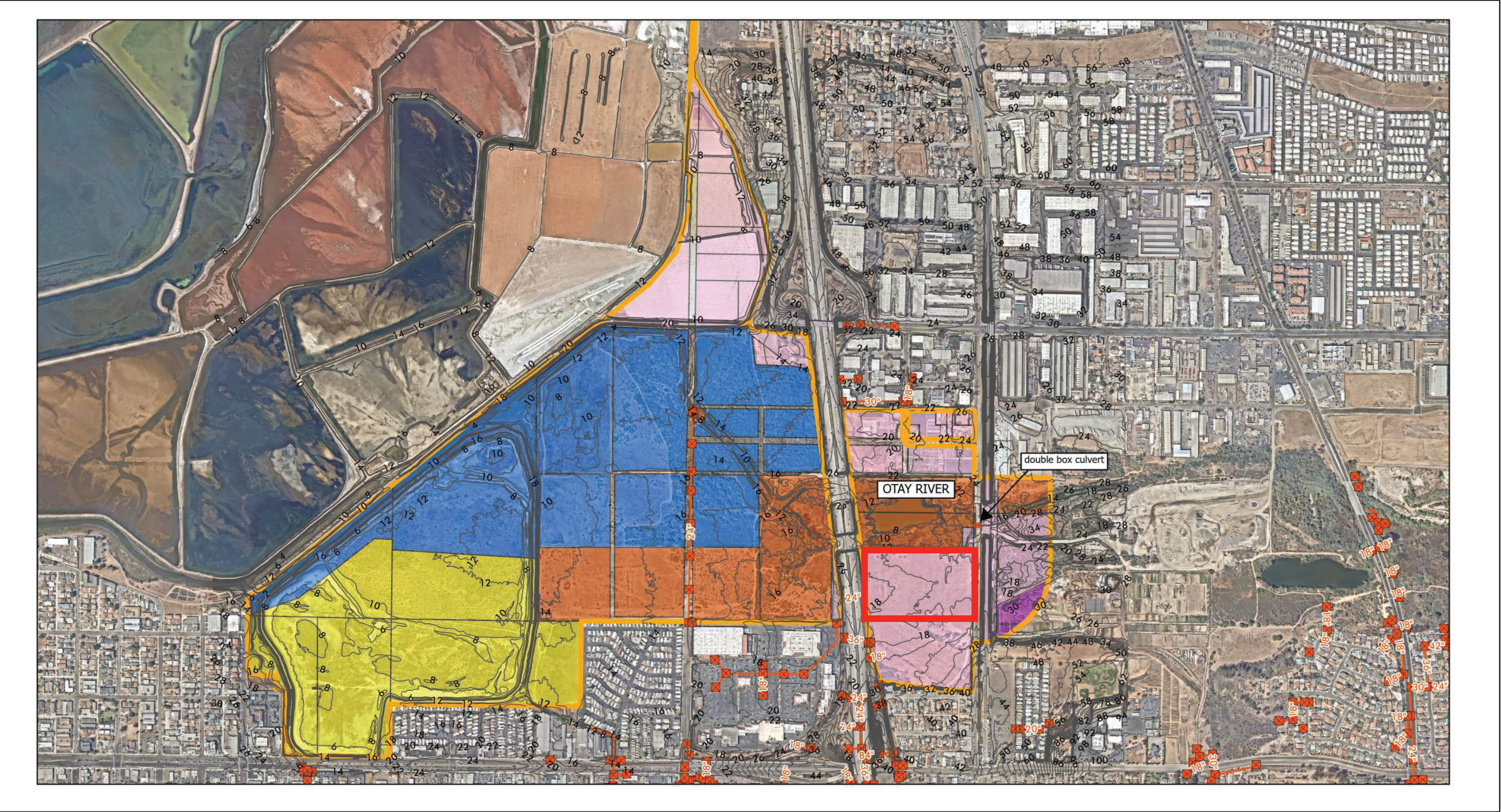


FIGURE 18
Existing Storm Drain (SSA)

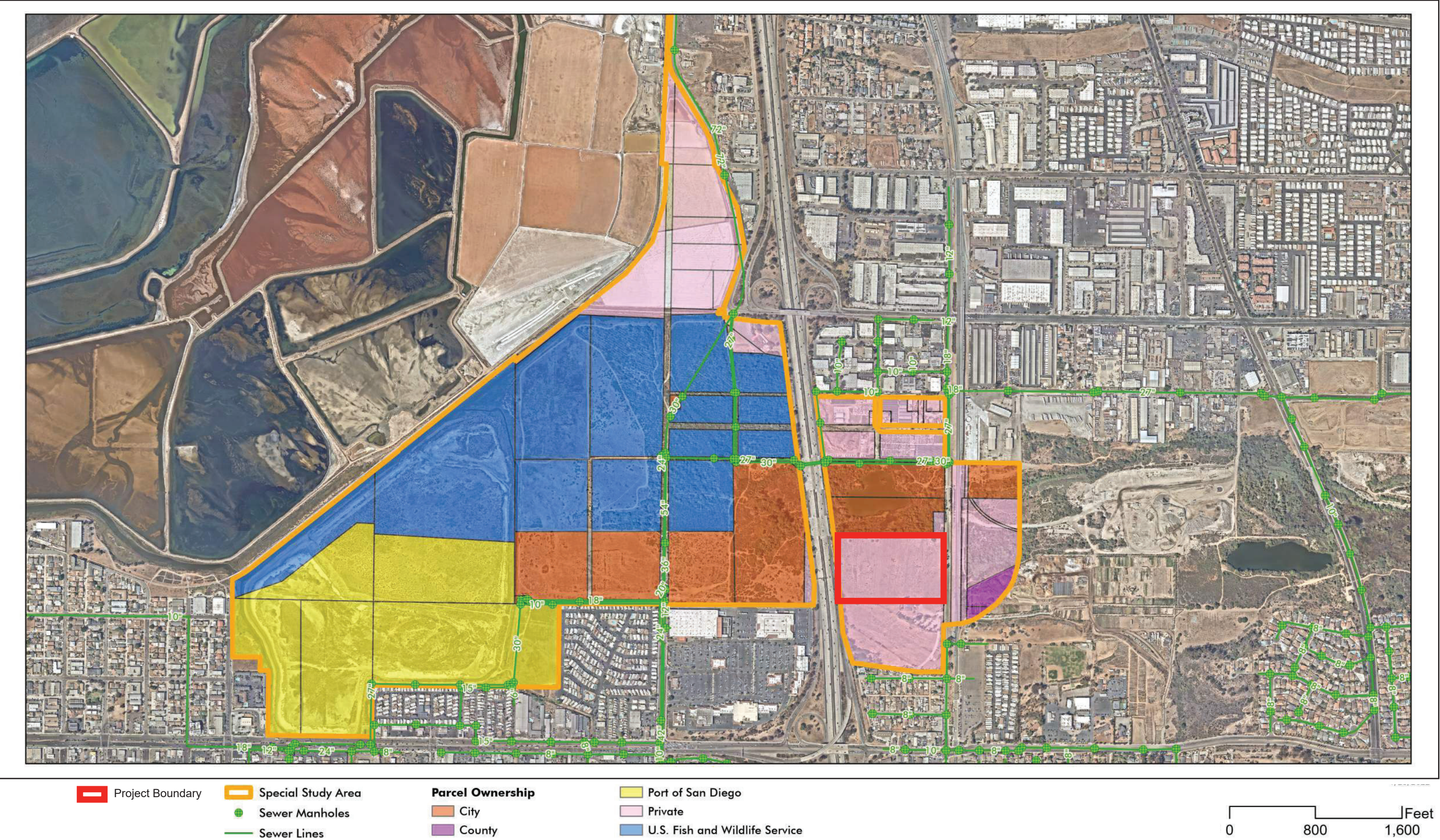


FIGURE 19
Existing Sewer (SSA)

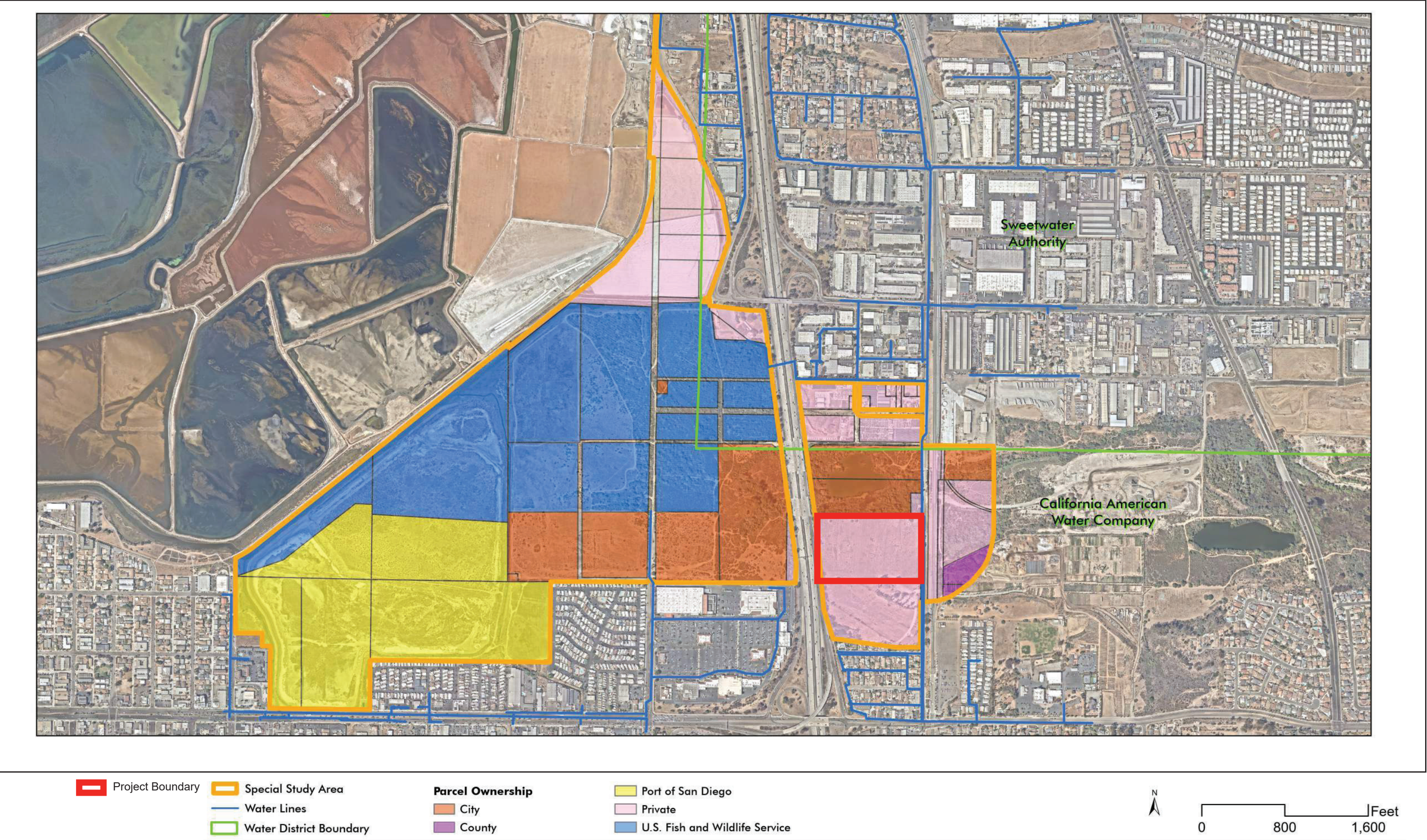


FIGURE 20
Exiting Water (SSA)

The California American Water Company provides water to the majority of the SSA while Sweetwater Authority provides water to the northernmost portions of the SSA as depicted in the exhibit. The main water lines include a 16-inch main that feeds through Hollister Street, and an additional main in Saturn Boulevard serving the westerly parcels.

5.6.1.2 OMNCP Community Facilities and Services Strategies

The following policies/strategies and recommendations, discussed throughout the OMNCP, would apply to the provision of public facilities and services in the SSA:

- Future development (residential, commercial, mixed-use) would be conditioned upon adequate provision of public facilities.
- Public facilities are to be provided concurrent with need.

As shown in Figure 2, most of the land within the SSA has been conserved and there is only a limited amount of privately-owned land remaining in SSA which could be developed. Therefore, the application of recommendations, and policies/strategies associated with public facilities and services is discussed under Section 5.6.2.

5.6.2 Private Parcels Outside of Project Site

Potential future development of the private parcels within the SSA would be required to ensure that adequate public facilities and services were available concurrent with needs. Therefore, future development plans would include improvement plans for sewer, water, and stormwater services. Additionally, future residential development would be required to show adequate school facilities, emergency services, and parkland consistent with the General Plan and OMNCP. The OMNCP policies/strategies would guide future development to ensure the provision of adequate public facilities and services.

5.6.3 Proposed Project

The project would be consistent with all City Municipal Code, General Plan, and OMNCP policies/strategies relating to the provision of public facilities and services. The project includes a private on-site sewer and water system that would connect to existing public lines in Hollister Street. The project proposes a new 10-inch sewer line in Hollister Street from the northeast corner of the project site to connect to the existing 18-inch line at the corner of Hollister and Louret (Fusco Engineering 2019b). Additionally, the project includes an on-site private detention basin to provide storm water treatment to attenuate the 100-year storm runoff for the proposed development. Thereafter, storm water runoff would flow into existing storm drain in Hollister Street.

The project site would be served by the City fire and police services. There are currently two fire stations that could serve the project; Fire Station No. 30, located on Coronado Avenue and Flower Street, and Fire Station No. 6, located at Palm Avenue and Twining Avenue. The

police station is located at 27th Street and Coronado Avenue. Impact fees would be due prior to permit issuance.

6.0 Project Land Use Proposal

Appendix 1B of the OMNCP requires land use proposals within the SSA to include specific design elements. These design elements associated with the proposed Bella Mar project are discussed below.

6.1 Otay River and Nestor Creek

As discussed in more detail below, the project would incorporate a buffer between the proposed development area and the Otay River to the north. This buffer would enhance the biological and aesthetic functions of the river corridor through the enhancement of the buffer area with native vegetation, replacing the disturbed habitat that currently exists there. Incorporation of project features that reduce potential indirect effects of lighting, access, invasive plant species, noise, and water quality would reduce any potential indirect effects on the biological functions of the river corridor. In addition, this project feature complements the goals of the OVRP by helping to reduce potential edge effects on the wetland habitats to the north and protects these habitats from encroachment from the south. Nestor Creek occurs to the west of I-5 and the project would not have any direct or indirect effects on this creek.

6.2 Buffer Zones

The project would incorporate a buffer between the proposed development and the OVRP to the north. This buffer would be a minimum of 100 feet in width and would be enhanced with native vegetation to replace the disturbed habitat currently within this area. Incorporation of the buffer area into the project would avoid any direct impacts to the margin of the Otay River to the north and minimize any potential indirect impacts to the river by providing separation between the development and wetland habitats of the river. Compliance with the MSCP land use adjacency guidelines would further reduce any potential indirect impacts to wetland habitats of the river. Provision of the buffer area would maintain a wildlife habitat buffer south of the river. The project would not affect wetlands or wildlife habitat to the west of I-5 within the SSA.

6.3 Goals of Otay Valley River Park

Projects are to address the goals of the OVRP, including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience. These goals include balancing the diverse needs of a Regional Park, including providing recreation facilities and protecting resources, with the development of adjacent land uses.

The Concept Plan identifies a boundary for the OVRP. The Concept Plan acknowledges, “Much of the land within the Concept Plan is privately owned and has development potential based on existing zoning, land use plans and other development regulations” (Concept Plan,

page 17). The Concept Plan was created to provide policy direction for coordinated land acquisition to form a regional park within a framework of private property rights (Concept Plan, page 17). The project site is located within the Concept Plan boundary, but not within a designated parks (Open Space) area (see Figure 3). The project site is, however, designated in the Concept Plan as a “Recreation Area.” These areas are identified in the Concept Plan as those areas that may be suitable for a variety of active or passive recreational uses, located outside boundaries of the MHPA and MSCP, and many have existing private development potential. The Concept Plan states, “It is expected that some Recreation Areas or portions of Recreation Areas may be developed privately with uses that do not implement the Concept Plan” (Concept Plan, page 38). While the project proposes residential development, and not specific recreational uses, it would be compatible with the Concept Plan and park goals by enhancing pedestrian and bicycle connections to trails within the OVRP. On-site sidewalks meander through the project site leading pedestrians to Hollister Street where, the project includes construction of a multi-use path connection on the east side of Hollister Street from the project frontage north to trail system. A mid-block crossing is proposed to provide connections to this multi-use path. This proposed improvement would further local connectivity to existing preserved areas.

6.4 Public Access

Where appropriate, projects are to contain criteria for provision of public access, circulation, viewpoints and view corridors. Consideration of these public amenities are particularly important along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River, and Nestor Creek.

As stated above, the project would provide multi-use pathway access to the OVRP trails. Sidewalks would continue outside the project site along the frontage improvements of Hollister Street to the walkway entrance. The project also includes the midblock crossing and bike facilities to facilitate public access within the coastal zone.

6.5 Site Design

Projects are to contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.

As discussed in Section 5.2, above, the project is designed to enhance its location along a transit route and its proximity to trails. The project supports pedestrians and bicyclists through dedication of bike lanes and improvements of sidewalks connecting adjacent walking trails located outside the project driveway/sidewalks. The project includes interior walkways, resident amenities including pool/lounge, grill area/fire pit, play area (tot lot), internal paseos, multi-purpose playing field. Views of surrounding parkland and open space are visible from inside the project site.

The project’s landscape plan supports drought-tolerant plantings. All landscaping, brush management, and irrigation would conform to the requirements of the City. A five-foot-high metal perimeter fence is proposed along the northern boundary of the project site, adjacent

to the on-site MHPA. Landscaping along this zone would be consistent with the MHPA Land Use Adjacency Guidelines.

The project architecture would be modern and incorporate earth tones including browns and taupe plaster exteriors with fiber cement trim and vinyl window trims and flat metal roofs. The community would be aesthetically connected throughout with some diversity of elevations and color modelling. Garages would be rear facing. Buildings would be comprised of one-, two-, and three-bedroom units with first-floor patios and second- and third-floor balconies. Balconies would be treated with 3.5-foot-high barriers, especially along the eastern perimeter as required by the Noise Analysis prepared for the project (RECON 2019a).

6.6 Regulatory Compliance

Projects are to be in conformance with applicable local, state, and federal regulations and policies. Relevant regulations are discussed in the following paragraphs.

6.6.1 City of San Diego, General Plan

6.6.1.1 Land Use and Community Planning Element

The Land Use and Community Planning Element provides overarching policies to integrate the City of Villages strategy and guides the provision of public facilities while accommodating planned growth. The project is consistent with these policies because it would place higher density residential uses close to transit and in close proximity to existing commercial and retail uses.

6.6.1.2 Noise Element

The focus of the Noise Element is to minimize excessive noise effects and improve the quality of life of people working and living in the City. The Noise Element identifies goals and related policies with regard to noise and land use compatibility, motor vehicle traffic noise, and trolley and train noise. As discussed in the Noise Analysis prepared for the project (RECON 2019a), noise levels at some of the common exterior use areas would exceed allowable noise levels under the General Plan Noise Element (see Figure 8 of the Noise Analysis [RECON 2019a]). The project, therefore, includes noise attenuating design measures in the form of 3.5-foot-high barriers constructed around those balconies identified in the Noise Analysis. With construction of these barriers, noise levels would be reduced to levels compliant with the General Plan.

6.6.1.3 Urban Design Element

The Urban Design Element of the General Plan establishes a set of design principles from which future physical design decisions can be based. Policies call for respecting San Diego's natural topography and distinctive neighborhoods, providing public art, and encouraging the development of walkable, transit-oriented communities. Consistent with the General Plan and OMNCP, the project is designed to represent the community character of the

neighborhood and provides residential uses in close proximity to park trails and existing transit.

6.6.1.4 Mobility Element

The Mobility Element of the City of San Diego General Plan defines the policies regarding traffic flow and transportation facility design. The purpose of the Mobility Element is to improve mobility through development of a balanced, multi-modal transportation network. Consistent with the General Plan and Otay Mesa-Nestor Community Plan, the project includes a bicycle lane as part of project frontage improvements and a bus stop would be constructed. All potentially significant impacts associated with increased traffic would be mitigated through additional improvements throughout the project area.

6.6.1.5 Public Facilities, Services, and Safety Element.

The General Plan contains policies intended to protect public health and safety through the application of effective seismic, geologic and structural considerations. The project's Geotechnical Investigation (Geocon Incorporated 2019) evaluates the surface and subsurface soil conditions and general site geology, and to identify geotechnical constraints that may affect development of the property and provides construction recommendations to avoid significant impacts. The project would be conditioned to include the recommendations of the Geotechnical Investigation and project features.

6.6.2 San Diego Municipal Code

6.6.2.1 General Development Regulations

Chapter 14 of the SDMC, also known as the LDC, includes the general development regulations, supplemental development regulations, building regulations, and electrical/plumbing/mechanical regulations that govern all aspects of project development. The grading, landscaping, parking, signage, fencing, and storage requirements are also contained within this section of the LDC. The project would conform to all aspects of the City's General Development Regulations, except where allowable deviations are requested. The project includes an application for a Neighborhood Development Permit to allow the following specific deviations (Table 8).

Table 8 Requested Deviations			
Municipal Code Regulation	Applicable Project Design	Required	Proposed Deviation
Table 131-04G	Building Height	40 feet	55 feet ¹
Section 131.0443(e)(2)(A)	Side Setbacks	10% of Premises	Setback varies ²
Section 142.0510(e)	Parking Encroachment into Front Yard	Prohibited	Encroachment Allowed
Section 142.0560(j)(1)	Fire Lane Width	Limited to 20 feet Wide	Allow for 26-foot Width
¹ Parcel 2 (Affordable Community) and Parcel 1 (Market Rate Community) buildings 1-14			
² See Site Plan and Affordable/In-fill Housing and Sustainable Buildings Expedite Program: Deviations/Incentives Request Form			

6.6.2.1 Environmentally Sensitive Lands Regulations

According to Section 143.0110 of the SDMC, Environmentally Sensitive Lands (ESL) Regulations apply to areas with any of the following: sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and special Flood Hazard Areas. Development on a site containing environmentally sensitive lands requires a Site Development Permit in accordance with SDMC Section 125.0502. The project includes an application for a Site Development Permit due to its location within a floodplain and would be required to show special findings to ensure that all ESL regulations are met.

6.6.2.3 Drainage Design and Storm Water Standards

Section 142.0201 et seq. of the SDMC outlines Storm Water Runoff and Drainage Regulations which apply to all development in the City, regardless of whether or not a development permit or other approval is required. The project's Preliminary Drainage Study (Fusco Engineering 2019a) demonstrates that the project would comply with the City Drainage Design Manual (2017) criteria. Likewise, the Drainage Study discusses the project's inclusion of best management practices (BMPs) as required in the Storm Water Standards BMP Design Manual, October 2018 edition. Additionally, the project will incorporate protective floodplain regulations, modeled on LDC's regulations, that will ensure less than significant hydrological effects from project.

6.6.2.4 Landscape Regulations

Section 142.0401 et seq. provides regulations associated with landscape standards. The project would conform to all requirements to minimize the erosion of slopes and disturbed lands through revegetation; to conserve energy by the provision of shade trees over streets, sidewalks, parking areas, and other paving; to conserve water through low-water-using planting and irrigation design; to reduce the risk of fire through site design and the management of flammable vegetation.

6.7 Conform with Related and Adopted Plans

Projects are to describe conformance with related planning efforts and adopted plans including the MSCP, OVRP, and the NWR. Additional discussion is included to address the project's conformance with the Brown Field Airport Land Use Compatibility Plan, City Master Bicycle Plan, and City Climate Action Plan.

6.7.1 Multiple Species Conservation Program

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, implement their portions of the MSCP through subarea plans, which describe specific implementing mechanisms. The project is located within the MHPA, the area throughout the MSCP within which the permanent MSCP preserve would be assembled and managed. The project includes an MHPA BLA to delete 3.2 acres of the on-site MHPA and in exchange would revegetate the remaining area consistent with MSCP ratios and policies. Additionally, the project would conform to all MHPA land use adjacency guidelines related to drainage, toxics, lighting, noise, barriers, invasive species, brush management, and grading/development.

6.7.2 Otay Valley River Park

As shown in Figure 3, the project site is within the Concept Plan boundary, specifically within a designated "Recreation Area." To preserve the integrity of the OVRP and the jurisdictional waters mapped within the land adjacent to the project site, the project includes an on-site open space area that buffers the riparian area consistent with the MSCP/MHPA land use adjacency guidelines. The project is also consistent with the development policies of the OVRP Concept Plan. Specifically, the project supports linkages to the OVRP trails. As discussed under Section 6.3, on-site sidewalks meander through the project site leading pedestrians to Hollister Street where the project includes construction of a multi-use path connection on the east side of Hollister Street from the project frontage north to trail system. This proposed improvement would further local connectivity to existing preserved areas.

6.7.3 National Wildlife Refuge

Portions of the NWR are located northwest (across I-5) from the project site. Due to the intervention of the freeway, the project does not provide a linkage to the NWR.

6.7.4 Airport Land Use Compatibility Plan

The project site is located within the Airport Land Use Compatibility Overlay Zone and Airport Influence Area-Review Area 2 associated with Brown Field. The Airport Land Use Compatibility Plan (ALUCP) for Brown Field (County of San Diego 2010) contains policies and standards for future development within Review Area 2 related to airspace protection

and overflight concerns. The project would require review by the Airport Land Use Commission to determine consistency with the ALUCP.

6.7.5 City of San Diego Bicycle Master Plan

The City's Bicycle Master Plan Update (City of San Diego 2013) provides a framework for making cycling a more practical and convenient transportation option for a wider variety of San Diegans with varying riding purposes and skill levels. As depicted in the Bicycle Master Plan Update, a Class-2 bike lane is proposed along Hollister Street. The project includes the expansion of Hollister Street to support a five-foot bike lane. As such the project would be consistent with and assist in the fulfillment of the Bicycle Master Plan Update.

6.7.6 City Climate Action Plan

In December 2015, the City adopted its Climate Action Plan (CAP). The CAP identifies measures to meet greenhouse gas reduction targets for 2020 and 2035. A CAP Checklist has been prepared for the project to document the project's consistency with City standards identifying project components that would ensure the project would maintain greenhouse gas emission levels to appropriate levels (RECON 2019b).

7.0 Conclusions

The purpose of this SSR is to fulfill the requirement of the OMNCP Appendix 1B. Specifically, the OMNCP requires the preparation and adoption of a Special Study for property located within the SSA overlay designation prior to any land use change. Fulfilling that requirement, this SSR provides the framework to facilitate informed decision-making about the use, management, and disposition of the land within the SSA. As noted earlier, apart from the Bella Mar project, no other land use changes involving private properties are being proposed at this time; however, this SSR constitutes the required Special Study for the entire SSA and its intention is for future development projects to utilize this report to assist in the presentation of their specific land use proposals. As shown throughout this SSR, the Bella Mar project would be consistent with and adhere to all regulations and standards and would provide an opportunity for housing and revitalization while preserving any remaining biological value of the project site.

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ATTACHMENTS

ATTACHMENT 1

Sensitive Plant Species Observed or with the Potential for Occurrence in the SSA

Attachment 1 Sensitive Plant Species Observed or with the Potential for Occurrence in the SSA				
Species' Scientific Name Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/Preference/Requirements/ Blooming Period
ANGIOSPERMS: DICOTS				
CHENOPODIACEAE GOOSEFOOT FAMILY				
<i>Aphanisma blitoides</i> aphanisma	—/—	1B.2	NE, MSCP	Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet.
<i>Suaeda esteroa</i> estuary seablite	—/—	1B.2	—	Perennial herb; coastal salt marshes and swamps; blooms May–October; elevation less than 20 feet.
<i>Suaeda taxifolia</i> woolly seablite	—/—	4.2	—	Perennial evergreen shrub; coastal bluff scrub, coastal dunes, margins of coastal salt marshes and swamps; blooms January.–December; elevation less than 200 feet.
APIACEAE CARROT FAMILY				
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery	CE/FE	1B.1	NE, MSCP	Biennial/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet. Known from San Diego and Riverside counties. Additional populations occur in Baja California, Mexico.
<i>Ambrosia monogyra</i> [= <i>Hymenoclea monogyra</i>] singlewhorl burrobrush	—/—	2B.2	—	Perennial shrub; sandy, chaparral, Sonoran desert scrub; blooms August–November; elevation 30–1,650 feet.
<i>Ambrosia pumila</i> San Diego ambrosia	—/FE	1B.1	NE, MSCP	Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms May–September; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.
<i>Baccharis vanessae</i> Encinitas baccharis [= <i>Encinitas coyote brush</i>]	CE/FT	1B.1	NE, MSCP	Perennial deciduous shrub; chaparral; maritime; sandstone; blooms August–November; elevation less than 2,500 feet. San Diego County endemic. Known from fewer than 20 occurrences. Extirpated from Encinitas area.
<i>Deinandra</i> [= <i>Hemizonia</i>] <i>conjugens</i> Otay tarplant	CE/FT	1B.1	NE, MSCP	Annual herb; clayey soils of coastal scrub openings, valley and foothill grassland; blooms April–June, elevation less than 1,000 feet.

Attachment 1 Sensitive Plant Species Observed or with the Potential for Occurrence in the SSA				
<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–November; elevation less than 2,000 feet. Known in California from sixteen occurrences all of which are in San Diego County. Additional populations in Baja California, Mexico.
<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–November; elevation less than 500 feet.
<i>Iva hayesiana</i> San Diego marsh-elder	—/—	2B.2	—	Perennial herb; marshes and swamps, playas, riparian areas; blooms April–September; elevation below 1,700 feet.
CACTACEAE CACTUS FAMILY				
<i>Cylindropuntia californica</i> var. <i>californica</i> [= <i>Opuntia</i> <i>parryi</i> var. <i>serpentina</i>] snake cholla	—/—	1B.1	NE, MSCP	Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.
CRASSULACEAE STONECROP FAMILY				
<i>Dudleya brevifolia</i> [= <i>D. blochmaniae</i> ssp. <i>brevifolia</i>] short-leaved dudleya [short-leaved live-forever]	CE/—	1B.1	NE, MSCP	Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas.
<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 1,900 feet.
FABACEAE LEGUME FAMILY				
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milkvetch	CE/FE	1B.1	NE, MSCP	Annual herb; coastal bluff scrub, coastal dunes, sandy soils, mesic coastal prairie; blooms March–May; elevation less than 200 feet. California endemic. Known from fewer than 10 occurrences in San Diego (presumed extirpated), Los Angeles (presumed extirpated), and Monterey counties.
LAMIACEAE MINT FAMILY				
<i>Acanthomintha ilicifolia</i> San Diego thornmint	CE/FT	1B.1	NE, MSCP	Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet.
<i>Pogogyne abramsii</i> San Diego mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–July; elevation 300–700 feet. San Diego County endemic.

Attachment 1 Sensitive Plant Species Observed or with the Potential for Occurrence in the SSA				
<i>Pogogyne nudiuscula</i> Otay mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms May–July; elevation 300–820 feet. In California, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico.
MALVACEAE MALLOW FAMILY				
<i>Fremontodendron mexicanum</i> Mexican flannelbush	CR/FE	1B.1	–	Perennial evergreen shrub; closed-cone coniferous forest, chaparral, cismontane woodland; Otay Mountain; blooms March–June; elevation less than 2,400 feet.
OROBANCHACEAE BROOM-RAPE FAMILY				
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i> [= <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i>] salt marsh bird's-beak	CE/FE	1B.2	MSCP	Annual herb (hemiparasitic); coastal dunes, coastal salt marshes and swamps; blooms May–October; elevation less than 100 feet.
POLEMONIACEAE PHLOX FAMILY				
<i>Navarretia fossalis</i> spreading navarretia [=prostrate navarretia]	–/FT	1B.1	NE, MSCP	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.
ROSACEAE ROSE FAMILY				
<i>Rosa minutifolia</i> small-leaved rose	CE/–	2B.1	MSCP	Perennial deciduous shrub; coastal sage scrub; blooms January–June; elevation 500–550 feet. Known in the U.S. from only one occurrence on Otay Mesa in San Diego county. This entire occurrence was transplanted to a new preserved location on Otay Mesa for mitigation in 1997. Additional populations occur in Baja California, Mexico.
ANGIOSPERMS: MONOCOTS				
AGAVACEAE AGAVE FAMILY				
<i>Agave shawii</i> var. <i>shawii</i> Shaw's agave	–/–	2B.1	NE, MSCP	Perennial leaf succulent; coastal bluff scrub, coastal sage scrub, maritime succulent scrub; blooms September–May; elevation less than 400 feet.
JUNCACEAE RUSH FAMILY				
<i>Juncus acutus</i> ssp. <i>leopoldii</i> southwestern spiny rush	–/–	4.2	–	Perennial herb (rhizomatous); coastal dunes, meadows and seeps, coastal salt marsh, riparian; blooms May–June; elevation less than 3,000 feet.
POACEAE GRASS FAMILY				
<i>Orcuttia californica</i> California Orcutt grass	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.

Attachment 1
Sensitive Plant Species
Observed or with the Potential for Occurrence in the SSA

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
 FT = Federally listed threatened
 FC = Federal candidate for listing as endangered or threatened

STATE LISTED PLANTS

CE = State listed endangered
 CR = State listed rare
 CT = State listed threatened

CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)

1A = Species presumed extinct.
 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
 2A = Plants presumed extirpated in California, but more common elsewhere.
 2B = 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).
 CBR = Considered but rejected

CITY OF SAN DIEGO

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

ATTACHMENT 2

Sensitive Wildlife Species Observed or with the Potential for
Occurrence in the SSA

Attachment 2 Sensitive Wildlife Species Occurring or with the Potential to Occur in the SSA					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
INVERTEBRATES (Nomenclature from Eriksen and Belk 1999; San Diego Natural History Museum 2002)					
BRANCHINECTIDAE FAIRY SHRIMP					
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	FE, MSCP, *	Vernal pools.	No	Low	No vernal pools or suitable depressions on-site.
STREPTOCEPHALIDAE FAIRY SHRIMP					
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	FE, MSCP, *	Vernal pools.	No	Low	No vernal pools or suitable depressions on-site.
REPTILES (Nomenclature from Crother et al. 2008)					
IGUANIDAE IGUANID LIZARDS					
Coast horned lizard <i>Phrynosoma blainvillii</i> [= <i>P. coronatum</i> coastal population]	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No	Low	Site lacks suitable habitat and forage species to support this reptile.
ANNIELLIDAE LEGLESS LIZARDS					
California [=Silvery] legless lizard <i>Anniella sp.</i> [= <i>pulchra pulchra</i>]	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	No	Low	Site lacks suitable habitat and sandy washes preferred by this species.
COLUBRIDAE COLUBRID SNAKES					
California glossy snake <i>Arizona elegans occidentalis</i>	CSC	Scrub and grassland habitats, often with loose or sandy soils.	No	Low	Site lacks suitable habitat and is disturbed to often to support this species..

Attachment 2 Sensitive Wildlife Species Occurring or with the Potential to Occur in the SSA					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
BIRDS (Nomenclature from American Ornithological Society 2018 and Unitt 2004)					
ACCIPITRIDAE HAWKS, KITES, & EAGLES					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	WL, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	Yes	Low	Species observed flying over the site. Although this species may use the site for foraging, there is no suitable nesting habitat on-site. Suitable habitat for this species is present to the north within the Otay River.
RALLIDAE RAILS, GALLINULES, & COOTS					
California black rail <i>Laterallus jamaicensis cotuniculus</i>	CT, CFP	Tidal marshes, grassy marshes. Resident populations extirpated.	No	Low	Site lacks tidal marsh habitat preferred by this species.
Light-footed Ridgway's rail <i>Rallus obsoletus</i> [=longirostris] <i>levipes</i>	FE, CE, CFP, MSCP	Salt marshes supporting <i>Spartina foliosa</i> . Localized resident.	No	Low	Site lacks suitable habitat.
CHARADRIIDAE LAPWINGS & PLOVERS					
Western snowy plover (coastal population) <i>Charadrius alexandrinus nivosus</i>	FT, CSC, MSCP	Sandy beaches, lagoon margins, tidal mud flats. Migrant and winter resident. Localized breeding.	No	Low	Site lacks suitable habitat.
LARIDAE GULLS, TERNS, & SKIMMERS					
California least tern (nesting colony) <i>Sternula antillarum browni</i>	FE, CE, CFP, MSCP	Bays, estuaries, lagoons, shoreline. Resident. Localized breeding.	No	Low	Site lacks suitable habitat.

Attachment 2 Sensitive Wildlife Species Occurring or with the Potential to Occur in the SSA					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
STRIGIDAE TYPICAL OWLS					
Western burrowing owl (burrow sites) <i>Athene cunicularia hypugaea</i>	CSC, MSCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No	Low	Site lacks significant population of prey species. Periodic discing of the site prevents suitable burrows from being formed.
VIREONIDAE VIREOS					
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, CE, MSCP	Willow riparian woodlands. Summer resident.	No	Low	Site lacks suitable habitat. May be present off-site to the north in riparian habitat of the Otay River.
SYLVIIDAE GNATCATCHERS					
Coastal California gnatcatcher <i>Poliophtila californica californica</i>	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Low	Site lacks suitable habitat.
EMBERIZIDAE EMBERIZIDS					
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	CE, MSCP	Salt marshes, lagoons dominated by <i>Salicornia</i> . Resident.	No	Low	Site lacks suitable habitat.
MAMMALS (Nomenclature from Hall 1981)					
VESPERTILIONIDAE VESPER BATS					
Pallid bat <i>Antrozous pallidus</i>	CSC	Arid deserts and grasslands. Shallow caves, crevices, rock outcrops, buildings, tree cavities. Especially near water. Colonial. Audible echolocation signal.	No	Low	Site lacks suitable habitat and roosting places preferred by this species.

Attachment 2 Sensitive Wildlife Species Occurring or with the Potential to Occur in the SSA					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
MOLOSSIDAE FREE-TAILED BATS					
Western mastiff bat <i>Eumops perotis californicus</i>	CSC	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows. Audible echolocation signal.	No	Low	Site lacks suitable habitat and roosting places preferred by this species.
HETEROMYIDAE POCKET MICE & KANGAROO RATS					
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	FE, CSC	Open coastal sage scrub; fine, alluvial sands near ocean.	No	Low	Site lacks suitable soils and habitat.
<p>STATUS CODES</p> <p><u>Listed/Proposed</u></p> <p>FE = Listed as endangered by the federal government</p> <p>FT = Listed as threatened by the federal government</p> <p>CE = Listed as endangered by the state of California</p> <p>CT = Listed as threatened by the state of California</p> <p><u>Other</u></p> <p>CFP = California fully protected species</p> <p>CSC = California Department of Fish and Wildlife species of special concern</p> <p>WL = California Department of Fish and Wildlife watch list species</p> <p>MSCP = City and County of San Diego Multiple Species Conservation Program covered species</p> <p>* = Taxa listed with an asterisk fall into one or more of the following categories:</p> <ul style="list-style-type: none"> • 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) 					